



Land Title Company  
of Skagit County

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Filed for Record at Request of  
Land Title Company of Skagit County

AFTER RECORDING MAIL TO:

9609190001

Name Eugene B. Kahn  
Address 719 Metcalf Street  
City, State, Zip Sedro Woolley, WA 98284

LAND TITLE COMPANY OF SKAGIT COUNTY

Escrow Number: T-80092-E

This Space Reserved For Recorder's Use:	
RECORDED	96 SEP 19 A9:08
REQUEST OF	KATHY HILL

Statutory Warranty Deed

THE GRANTOR Eugene B. Kahn, Roc V. Fleishman and Sarah Ross Forster, also shown of record as Sarah C. B. Ross, each an undivided 1/3rd interest, each as their separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Eugene B. Kahn, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:  
See Attached Exhibit A

See Attached Exhibit B

15098  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

SEP 19 1996

489.60

Amount Paid \$  
Skagit County Treasurer  
By: Deputy

Dated this 11th day of September, 1996

By Roc V. Fleishman

By Sarah Ross Forster  
Sarah Ross Forster

By Eugene B. Kahn by Jay H. Solomon as his Attorney in Fact

STATE OF Washington  
County of Skagit SS:

I certify that I know or have satisfactory evidence that Sarah Ross Forster  
is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 11, 1996

Nancy Lea Cleave  
Nancy Lea Cleave  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 9-1-98

9609190001

STATE OF WASHINGTON, }  
County of Skagit } SS.

On this 11th day of September, 19 96, before me personally appeared Jay H. Solomon to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Eugene B. Kahn and acknowledged that he signed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane

GIVEN under my hand and official seal the day and year last above written.

ACKNOWLEDGMENT, ATTORNEY IN FACT.

Form No. W-13

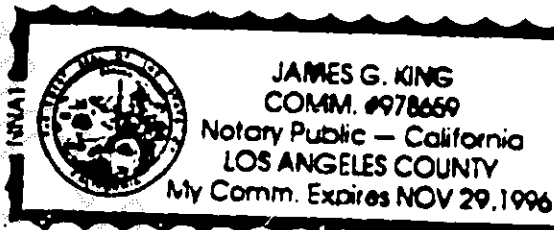
*[Signature]*  
Notary Public in and for the State of Washington,  
residing at Mount Vernon Nancy Lea Cleave  
My appointment expires 9-1-98.

STATE OF California }  
County of Los Angeles } SS.

On this day personally appeared before me Roc V. Fleishman to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14 day of September, 19 96

ACKNOWLEDGMENT, INDIVIDUAL



*James G. King*  
Notary Public in and for the State of California  
Residing at  
Notary Name: JAMES G. KING  
My appointment expires 11/29/96.

Exhibit A

Lot 1, Short Plat No. 96-054, approved July 23, 1996, recorded August 28, 1996 in Volume 12 of Short Plats, pages 138 and 139, under Auditor's File No. 9608280066 and being a portion of the Southeast 1/4 of Section 20, Township 35 North, Range 10 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities 30 feet in width over, under and across that portion of Government Lots 1 and 2 of Section 21, Township 35 North, Range 10 East, W.M. and Government Lots 1 and 2 of Section 29, Township 35 North, Range 10 East, W.M. as conveyed under Auditor's File Nos. 9606170014 and 9606240076 and as more particularly shown on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.

**9609190001**

BK1586PG0249

Exhibit B

SUBJECT TO Easement recorded March 13, 1978 under Auditor's No. 875299; Easement recorded under Auditor's File No. 9110230056; Terms of Covenant recorded under Auditor's File No. 9304210085; Easement recorded May 3, 1977 under Auditor's No. 855704; Easement recorded under Auditor's No. 8803040046; Easement recorded under Auditor's No. 8803040047; Easement recorded under Auditor's No. 9209080108 and rerecorded under Auditor's File No. 8110020101; Easement recorded under Auditor's No. 9512290145; Short Plat Variance recorded under Auditor's File No. 9604240061; Condition contained in Grant of Easement recorded under Auditor's File No. 9606170014; Condition contained in Deed; Notes contained on the face of Short Plat No. 96-054; Easement disclosed by Short Plat;

ALSO SUBJECT TO farm and agricultural tax classification as disclosed by notice recorded April 29, 1971, under Auditor's File No. 751914, and are subject to provisions of RCW 84.34, which tax classification the Grantees herein agree to continue according to the terms and conditions thereof.

**960919C001**

EX 1585 PG 0250