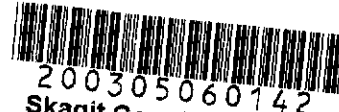


AFTER RECORDING RETURN TO:

DEAN P. SHEPHERD, ATTORNEY
P.O. BOX 416
EDMONDS, WA 98020-0416



Skagit County Auditor

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LAND TITLE COMPANY OF SKAGIT COUNTY

106337

WARRANTY DEED

Reference numbers of related documents: N/A
on page _____ of document

Grantor(s):

1. SHEPHERD, Dean P., Trustee of
MARSHALL-RUBENS-ROSSI TESTAMENTARY TRUST

Grantee(s):

1. HANSON, Earl M., as his separate estate

Legal Description:

1. A PORTION OF THE NW ¼ OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 4,
EAST, W.M., SKAGIT COUNTY, WA.
2. Additional legal description is on page(s) 4 - 6 of document

Assessor's Property Tax Parcel Account Number(s): 33042920050005 P17450

STATUTORY WARRANTY DEED

THE GRANTOR **DEAN P. SHEPHERD, Trustee of the MARSHALL - RUBENS - ROSSI TESTAMENTARY TRUST**, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, conveys and warrants to **EARL M. HANSON**, as his separate property, an undivided one-third ($\frac{1}{3}$) interest in the following described real estate, situated in the County of Skagit, State of Washington:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"
AND INCORPORATED HEREIN BY THIS REFERENCE AS THOUGH
FULLY SET FORTH.

DATED this 30th day of April, 2003.

#2151
SKAGIT COUNTY WASHINGTON MARSHALL-RUBENS-ROSSI TESTAMENTARY TRUST
REAL ESTATE EXCISE TAX

MAY 06 2003

Amount Paid \$ 727^{xx} By:
Skagit Co. Treasurer
By Deputy

Dean P. Shepherd
DEAN P. SHEPHERD, Trustee



200305060142
Skagit County Auditor

STATE OF WASHINGTON)

) ss.

County of Snohomish)

On the 30th day of April, 2003, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared DEAN P. SHEPHERD, to me known to be individual described in and who executed the within and foregoing instrument as the Trustee of the MARSHALL - RUBENS - ROSSI TESTAMENTARY TRUST, and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.




MELISSA A. SMITH,
NOTARY PUBLIC in and for the State of
Washington, residing at Lynnwood.
My appointment expires: 11/02/04



EXHIBIT "A"

The Northwest ¼ of Section 29, Township 33 North, Range 4 East, W.M., EXCEPT the nine following described tracts:

- 1) That portion thereof lying Easterly and Southerly of the Westerly and Northerly line of the English Lumber Company's right-of-way.
- 2) That portion thereof lying Northwesterly of Fisher's Slough and Westerly of the State Highway right-of-way commonly known as Interstate 5.
- 3) Begin at a point on the Northeasterly line of State Highway No. 1, as the same existed on December 14, 1937, which point is 1209.8 feet North and 586.5 feet East of the Southwest corner of the East ½ of the Northwest ¼ of said Section 29;
thence North 66°04' East 193 feet;
thence North 23°56' West 225.7 feet;
thence South 66°04' West 193 feet to the Northeasterly line of said State Highway;
thence South 23°56' East 225.7 feet to the point of beginning.
- 4) Beginning at the North ¼ corner of said Section 29; thence South 0°44'57" West 1,625.03 feet along the East line of said Northwest ¼ of Section 29; thence North 89°15'03" West 1,277.83 feet to the true point of beginning; thence North 56°30'00" West 442.00 feet; thence South 33°30'00" West 296.00 feet; thence South 56°30'00" East 442.00 feet; thence North 33°30'00" East 296.00 feet to the true point of beginning.
- 5) The rights-of-way, commonly known as Interstate 5, as conveyed to the State of Washington for road purposes by deeds dated February 8, 1934, November 7, 1955, and August 21, 1968, and recorded July 5, 1934, February 1, 1956 and October 1, 1968, under Auditor's File Nos. 263374, 530992 and 718811, respectively.
- 6) Those portions thereof lying within the rights-of-way of Diking District No. 3 as conveyed by deed recorded as Auditor's File No. 89503 and as condemned in Skagit County Superior Court Cause No. 2982.
- 7) That portion thereof lying within the right-of-way of Diking District No. 16 as condemned in Skagit County Superior Court Cause No. 4058.
- 8) Other Diking District and County Road rights-of-way, if any.
- 9) That portion thereof lying Southwesterly of the Northeasterly most line of the Diking District No. 16 right-of-way.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Open space/farm/agricultural liens and
2003 real property taxes.

CONT'D



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Skagit County Auditor

EXHIBIT "A"

CONT'D

EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY MARGIN OF CEDARDALE ROAD, (A COUNTY ROAD LYING EASTERLY OF, PARALLEL WITH AND CONTIGUOUS TO STATE HIGHWAY SR 1-5), AND NORTHERLY AND WESTERLY OF HILL DITCH (ALSO KNOWN AS CARPENTERS CREEK AND FISHERS SLOUGH;

EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF DRAINAGE DISTRICT NO. 16;

AND ALSO EXCEPT DIKING DISTRICT RIGHTS-OF-WAY;

BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

AND SUBJECT TO:

CONT'D



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EXHIBIT "A" CONT'D

A. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Ira Marshall and Evelyn Marshall, his wife, and Josephine A. Pettett, as her individual estate
And: State of Washington
Dated: August 19, 1935
Recorded: Undisclosed
Auditor's No.: 273541
Regarding:

Grant unto the State of Washington the right privilege and permit to clear and excavate the land adjacent to the said State Road No. 1 and said Railway Co. for a distance as shown in red color on the attached blue print map which is made a part hereof.

It is understood and agreed that Grantors will remove the trees, excepting nut trees, which will be trimmed so as not to interfere with said view; will remove the stumps on the Southwesterly side of said State Road No. 1.

Materials removed from the high places on above described tract of land will be placed in low portions of the land as described above.

The right privilege and permit of ingress and egress to and from said land for the purposes herein specified and for the purpose of keeping said view intact is hereby granted.

B. Relinquishment of Access and of Light, View and Air to the State of Washington as contained in instrument recorded February 1, 1956 and July 27, 1956, under Auditor's File Nos. 530992 and 539332, respectively.

C. Rights of other parties to use an existing 90 foot road right of way as referred to in deeds recorded under Auditor's File No. 861213, 861214, 861215, 861216 and 8711190046.

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines
Area Affected: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Being located as constructed or to be constructed on the above described property, more particularly described as follows: Beginning at a point on the East line of said property that is approximately 620 feet North of the Southeast corner of said Northwest 1/4 of Section 29, Township 33 North, Range 4 East; thence West approximately 130 feet to the point of beginning; thence Northeasterly approximately 40 feet to its terminus.
Dated: March 7, 1988
Recorded: March 14, 1988
Auditor's No.: 8803140081



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