

When Recorded Return to:
FRED HOPKINS
8725 176th Street NW
Stanwood WA 98292



200307310263
Skagit County Auditor

7/31/2003 Page 1 of 5 4:14PM

Chicago Title Company - Island Division
Order No: BE8023 MKP
027974✓

STATUTORY WARRANTY DEED

THE GRANTOR JUDITH RAE FERRARI and BEATRICE LOUISE ROGERS, as CO-TRUSTEES OF THE "MARGARET I. JONES IRREVOCABLE TRUST" dated May 23, 1995

for and in consideration of Two Hundred Forty Thousand and 00/100...(\$240,000.00) DOLLARS consideration as a "1031 Tax Deferred Exchange"

in hand paid, conveys and warrants to

FRED HOPKINS, a single person

the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated legal description: Ptn. Lot 3, Sec. 5, T33N, R4E W.M. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 330405-0-025-0200 P119345
JRF 330405-0025-0003 P10353

Subject to: Restrictions, reservations and easements of record.

Dated: July 26, 2003

MARGARET I. JONES IRREVOCABLE TRUST

Judith Rae Ferrari 7-30-03
JUDITH RAE FERRARI, Co Trustee Date

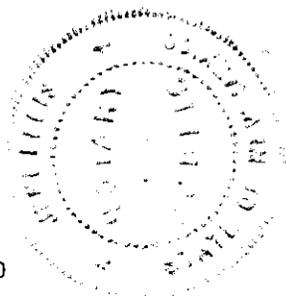
BEATRICE LOUISE ROGERS, Co Trustee Date

Jim Ellis
1-11-2004

3841
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
Paid

JUL 31 2003

Amount Paid \$ 3672.00
Skagit County Treasurer
By: *LP* Deputy



STATE OF NEW MEXICO
COUNTY OF

I certify that I know or have satisfactory evidence that JUDITH R. FERRARI is/are the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was/were authorized to execute the instrument and acknowledge it as CO TRUSTEE of MARGARET I. JONES IRREVOCABLE TRUST to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7-30-03


Notary Public in and for the State of NEW MEXICO
Residing at
My appointment expires:

STATE OF IDAHO
COUNTY OF

I certify that I know or have satisfactory evidence that BEATRICE LOUISE RORGERS is/are the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was/were authorized to execute the instrument and acknowledge it as CO TRUSTEE of MARGARET I. JONES IRREVOCABLE TRUST to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Notary Public in and for the State of IDAHO
Residing at
My appointment expires:



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Tax Account No. : 330405-0-025-0200 P119345

~~330405-0-025-0003~~

Parcel #

P16353

*B. R.
Co-trustee*

Subject to: Restrictions, reservations and easements of record.

Dated: July 26, 2003

MARGARET I. JONES IRREVOCABLE TRUST

JUDITH RAE FERRARI, Co Trustee Date

7-30-03
Beatrice Louise Rogers - co-trustee

BEATRICE LOUISE ROGERS, Co Trustee Date



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Skagit County Auditor

7/31/2003 Page 3 of 5 4:14PM

STATE OF NEW MEXICO
COUNTY OF

I certify that I know or have satisfactory evidence that JUDITH R. FERRARI is/are the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was/were authorized to execute the instrument and acknowledge it as CO TRUSTEE of MARGARET I. JONES IRREVOCABLE TRUST to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

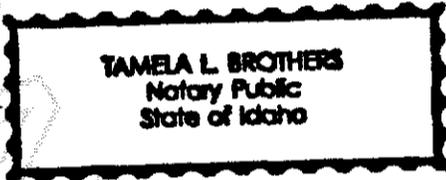
Notary Public in and for the State of NEW MEXICO
Residing at _____
My appointment expires: _____

STATE OF IDAHO
COUNTY OF

I certify that I know or have satisfactory evidence that BEATRICE LOUISE RORGERS is/are the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was/were authorized to execute the instrument and acknowledge it as CO TRUSTEE of MARGARET I. JONES IRREVOCABLE TRUST to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/30/03

Tamela L. Brothers
Notary Public in and for the State of IDAHO
Residing at Boise, Idaho
My appointment expires: 11/8/04



200307310263
Skagit County Auditor

JAMES L. BROTHERS
2100 N. 1st St.
TAMPA, FL 33602

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: BE8023 MKP

PARCEL A:

That portion of Lot 3, Section 5, Township 33 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of the Hickox County Road as said road existed on May 4, 1935, extending along the North line of said Lot, which is 1,103.5 feet East (as measured along said County Road) of the West line of said Lot 3;

Thence South 2°57'30" East a distance of 1,198.9 feet;

Thence North 89°55' West a distance of 1,076.5 feet, more or less, to a point on the West line of Lot 3 which is 1,198.9 feet South of the South line of the County road running along the North line of Lot 3, as said road existed on May 4, 1935;

Thence South along the West line of Lot 3 to a point 40 feet North of the Southwest corner thereof;

Thence Southeasterly in a straight line to a point 40 feet East of the Southwest corner of said Lot 3;

Thence East along the South line of said Lot 3 to the West line of the County Road along the East line of Lot 3;

Thence North along the said West line of the County road to the South line of the County road along the North line of Lot 3;

Thence West to the place of beginning.

PARCEL B:

Beginning at a point on the South line of the County road extending along the North line of said lot, as said road existed on May 4, 1935, which point is South 90 East 882.8 feet from the point of intersection of the West line of said lot with the South line of the County Road;

Thence South 90° East along the South line of the County Road, a distance of 220.7 feet;

Thence South 2°57'30" East, a distance of 1,198.9 feet;

Thence North 89°55' West a distance of 215.13 feet to a point which is South 89°55' East a distance of 861.2 feet from the West line of Lot 3 aforesaid;

Thence North 3°13' West a distance of 1,198.9 feet to the place of beginning;

EXCEPT from all of the above, that portion, if any, lying within the East 10 feet of said Lot 3 as conveyed to Skagit County for road purposes by Deed recorded under Auditor's File No. 396182;

AND EXCEPT any portion lying within the boundaries of the as built and existing County road running along the East line of said Lot 3 commonly known as Burkland Road;

AND ALSO EXCEPT any portion thereof lying within the as built and existing County road running along the North line of said Lot 3, commonly known as Hickox Road;

AND ALSO EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed dated September 16, 1974 and recorded September 16, 1974, under Auditor's File No. 807334, records of Skagit County, Washington.

ALL Situated in Skagit County, Washington



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