

After Recording Return To:
SKAGIT LAW GROUP, PLLC
Brian E. Clark, Attorney
P. O. Box 336
Mount Vernon, WA 98273



200410150113
Skagit County Auditor

10/15/2004 Page 1 of 4 11:35AM

STATUTORY WARRANTY DEED

GRANTORS: CHRISTENSEN, Geoffrey W.
as to an undivided 1/3 interest
CHRISTENSEN, Jill L.
Spouse of Geoffrey W. Christensen as to any presumptive community property interest
FELDMAN, Sally Anne Christensen (*fka Sally Anne Christensen*)
as to an undivided 1/3 interest
FELDMAN, Kurt M.
Spouse of Sally Anne Christensen Feldman as to any presumptive community property interest

GRANTEE: CHRISTENSEN, Linda S. **SKAGIT COUNTY WASHINGTON**
REAL ESTATE EXCISE TAX

Legal Description:
Abbreviated Form: 27-36-2 Ptn Govt Lt 3

Additional on Page: 4

Assessor's Tax Parcel Nos: 360227-0-052-0002 (P47252), 360227-0-054-0000 (P47253)
360227-0-065-0007 (P47266), 3847-800-021-0009 (P60913)
3847-800-022-0008 (P60915), 3847-800-023-0007 (P60916)

THE GRANTORS, GEOFFREY W. CHRISTENSEN, a married man as his separate estate, who was a single man at the time he acquired an interest in the property, as to his undivided one-third (1/3) interest; and SALLY ANN CHRISTENSEN FELDMAN, a married woman as her separate property, who was a single woman at the time she acquired an interest in

the property under her maiden name of Sally Ann Christensen, as to her undivided one-third (1/3) interest, for and in consideration of Ten Dollars (\$10) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, convey and warrant to LINDA S. CHRISTENSEN, a single woman, all of Grantors' interest in following described real estate, situated in the County of Skagit, state of Washington, to-wit:

That certain tract of land listed and described on Exhibit A attached hereto and incorporated herein by this reference as if fully set forth herein.

SUBJECT TO: Easements, restrictions and reservations of record.

SUBJECT FURTHER TO: Paragraphs A through E of Schedule B-1 as set forth in that certain title commitment no. 29465 issued by First American Title Company referenced in that certain statutory warranty deed dated 8-6-90 and recorded 8-8-90 under Skagit County Auditor's File No. 9711060064.

JILL I. CHRISTENSEN, spouse of Geoffrey W. Christensen, and KURT M. FELDMAN, spouse of Sally Anne Christensen Feldman, for the purpose of clearing title as to any presumptive community property she or he may have acquired by virtue of their respective marriages to Geoffrey W. Christensen and Sally Anne Christensen Feldman, do hereby convey and quitclaim to LINDA S. CHRISTENSEN, a single woman, any right, title and/or interest that she or he may have in the above-described real estate.

DATED: October 12, 2004.

Geoffrey W. Christensen
GEOFFREY W. CHRISTENSEN

Jill I. Christensen
JILL I. CHRISTENSEN

Sally Anne Christensen Feldman
SALLY ANNE CHRISTENSEN FELDMAN

Kurt M. Feldman
KURT M. FELDMAN



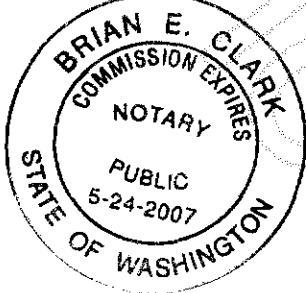
STATE OF WASHINGTON

COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that **GEOFFREY W. CHRISTENSEN** and **JILL I. CHRISTENSEN** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 12th day of October, 2004.



A handwritten signature of Brian E. Clark in black ink.

Printed Name

BRIAN E. CLARK

NOTARY PUBLIC in and for the State of Washington

My Commission Expires 5-24-2007

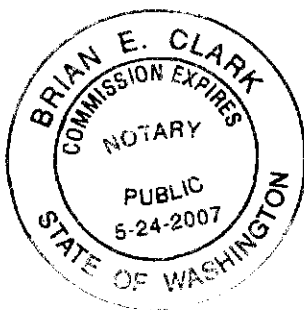
STATE OF WASHINGTON

COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that **SALLY ANNE CHRISTENSEN FELDMAN** and **KURT M. FELDMAN** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 12th day of October, 2004.



A handwritten signature of Brian E. Clark in black ink.

Printed Name

BRIAN E. CLARK

NOTARY PUBLIC in and for the State of Washington

My Commission Expires 5-24-2007



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EXHIBIT A

(Legal Description of Property)

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

PARCEL A

Part of Government Lot 3, Section 27, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the intersection of the center line of Alexander Street and the West line of the Plat of the Town of Samish; thence West on the center line of the county road as conveyed to Skagit County, Washington, by deed recorded in Volume 188 of Deeds, page 438, records of Skagit County, Washington, for a distance of 264 feet; thence South parallel with the West line of the Plat of the Town of Samish, 296 feet; thence West parallel with the South line of aforesaid county road 800 feet to the True Point of Beginning; thence West 50 feet; thence South to the meander line of said Government Lot 3; thence Easterly along said meander line to a point 864 feet West of the West line of the Plat of the Town of Samish; thence North to the Point of Beginning, EXCEPT that portion thereof lying within Skagit County Road No. 302.

PARCEL B

That portion of Government Lot 3, Section 27, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the intersection of the center line of Alexander Street with the West line of the Plat of the Town of Samish; thence West along the center line of County Road No. 302, as conveyed in Volume 188 of Deeds, page 438, records of said county, for a distance of 814 feet to the True Point of Beginning; thence South parallel with the West line of the Plat of the Town of Samish to the government meander line; thence Westerly along the meander line to a point 864 feet West of said West line of said plat (measured at right angles); thence North parallel with the West line of said plat to the center line of said County Road No. 302; thence East to the True Point of Beginning; EXCEPT that portion thereof lying within County Roads No. 302 and 303.

PARCEL C

That portion of Government Lot 3, Section 27, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the intersection of the center line of Alexander Street and the West line of the Plat of the Town of Samish; thence West along the center line of the County Road, as conveyed in Volume 188 of Deeds, page 438, for 864 feet to the True Point of Beginning; thence South 296 feet parallel with the West line of the Plat of the Town of Samish; thence West parallel with said County Road to a point 914 feet West of the West line of said plat; thence North parallel with said West line to the center line of the County Road; thence East along said center line to the True Point of Beginning.

PARCEL D

Tracts 46, 47 and 48, "MAP OF PADILLA BAY, SKAGIT COUNTY, WASHINGTON", as filed in the office of the Clerk of the Superior Court of Skagit County and confirmed by decree of said court in case of Ben F. Nauman, Trustee, vs. Alfred S. Holmes, et al, being Cause No. 13653; EXCEPT that portion of Tract 46 described as follows:

That portion of Tract 46, "MAP OF PADILLA BAY, SKAGIT COUNTY, WASHINGTON", filed in the office of the Clerk of the Superior Court of Skagit County and confirmed by decree of said court in case of Ben F. Nauman, Trustee, vs. Alfred S. Holmes, et al, being Cause No. 13653, lying Westerly of a straight line drawn Southerly from a point on the North line of said Tract 46 that is 914 feet West of the West line of the "PLAT OF THE TOWN OF SAMISH", as per plat recorded in Volume 3 of Plats, page 14, records of Skagit County, (as measured at right angles from said West line); the Southerly terminus of said "straight line drawn Southerly" to be a point on the Southerly line of said Tract 46 that is 1/8th of the lineal distance Easterly from the Southwest corner thereof, as measured along the South line of said Tract 46.



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