

When Recorded Return to:
LAWRENCE J. FRANKS
PO Box 131
Rockport WA 98283



200705230145
Skagit County Auditor

5/23/2007 Page 1 of 3 12:35PM

Chicago Title Company - Island Division
Order No: IMV2312 CMM Title Order No: IC41448 ✓

STATUTORY WARRANTY DEED

THE GRANTOR AHMED M. JADDI and ELLANORA E. JADDI, Husband and Wife

for and in consideration of **Sixty Thousand and 00/100...(\$60,000.00) DOLLARS**

in hand paid, conveys and warrants to

LAWRENCE J. FRANKS, an unmarried person

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

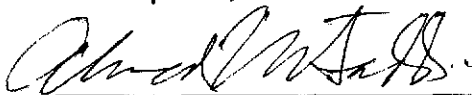
Full legal description attached hereto.

Abbreviated Legal: (Required if full legal not inserted above.) Ptn. Gov. Lot 2, Sec. 26, T35N, R9EWM, including a 1970 Gentry 56x12 Mobile Home, Serial No. S61896, title of which has not been eliminated.

Tax Parcel Number(s): 350926-0-047-0005 P44743

Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: April 20, 2007


AHMED M. JADDI Date


ELLANORA E. JADDI Date

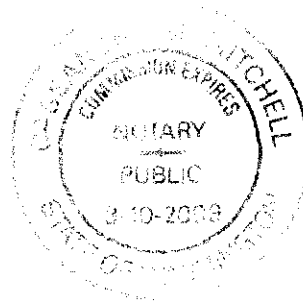
STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that AHMED M. JADDI and ELLANORA E. JADDI (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-21-07

Cassandra M. Mitchell

Cassandra M. Mitchell
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: March 10, 2009



2424
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 23 2007

Amount Paid \$ 1073.00
Skagit Co. Treasurer:
By man Deputy



200705230145
Skagit County Auditor

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: IMV2312 CMM

That portion of Government Lot 2, Section 26, Township 35 North, Range 9 East of the Willamette Meridian, described as follows:

Commencing at the Northwest corner of Lot 10, Block 4, ROCKPORT, WN., according to the plat thereof recorded in Volume 3 of Plats, page 79, records of Skagit County, Washington, the true point of beginning;
Thence Southwesterly along the Westerly margin of said Lot 10 for a distance of 20 feet;
Thence angle to the right 90° for a distance of 49.77 feet;
Thence angle to the right 90° for a distance of 176 feet, more or less, to the Southwest corner of that certain tract conveyed to Tate Robbins, by deed dated June 30, 1955, and recorded July 14, 1955, under Auditor's File No. 520941, records of Skagit County, Washington;
Thence Southeasterly along the Southerly boundary of said Tate Robbins' Tract to the intersection with Short Street;
Thence Southwesterly along said boundary of Short Street for a distance of 95 feet to the intersection with Front Street;
Thence Northwesterly along the Northerly boundary of Front Street for a distance of 85 feet to the end of Front Street;
Thence angle to the left 90° for a distance of 60 feet to the true point of beginning;

EXCEPT that portion of Government Lot 2, Section 26, Township 35 North, Range 9 East of the Willamette Meridian, described as follows:

Commencing at the Southwest corner of Lot 10, Block 4, ROCKPORT, WN, according to the plat thereof recorded in Volume 3 of Plats, page 79, records of Skagit County, Washington;
Thence Northeasterly along the Westerly margin of said Lot 10 for a distance of 60 feet, the true point of beginning;
Thence angle to the left 90° for a distance of 49.77 feet;
Thence angle to the right 91° for a distance of 80 feet;
Thence angle to the right 90° for a distance of 50 feet, more or less, to the Northeast corner of the vacated Front Street;
Thence Southwesterly along Westerly boundary of vacated Front Street for a distance of 60 feet;
Thence continuing along West line of said Lot 10 for a distance of 20 feet to the true point of beginning;

AND EXCEPT the vacated county right-of-way known as Front Street along Parcel No. P75173 from the centerline of Short Street to the West, approximately 110 feet in length and 60 feet is width, in the Plat of Rockport, WN, filed in Volume 3 of Plats at page 79, signed June 7, 1909, records of Skagit County, Washington;

As per the Order of Vacation Resolution No. R20040035, dated February 2, 2004 and recorded under Skagit County Auditor's File No. 200402020143, records of Skagit County, Washington.

Situated in Skagit County, Washington



200705230145
Skagit County Auditor

5/23/2007 Page

3 of

3 12:35PM