



200706080178

Skagit County Auditor

6/8/2007 Page 1 of 4 2:27PM

Return Address

John Frawley
5800 236th Street SW
Mountlake Terrace, WA 98043

COVER SHEET

Document Title(s) (or transactions contained therein):

Statutory Warranty Deed

Reference Number(s) of Document Assigned Or Released:

Additional reference numbers on page ___ of document(s)

Grantor(s) (Last name first, then first name and initials):

Ahmed Jaddi and Ellanora Jaddi

Additional names on page ___ of document(s)

Grantee(s) (Last name first, then first name and initials):

Katherine MacDougall

Additional names on page ___ of document(s)

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range):

Additional legal on page 1 of document(s)

Assessor's Property Tax Parcel/Account Number(s):

P44743

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

John Frawley, P.S.

5800 236th St. S.W.

Mountlake Terrace, WA 98043

STATUTORY WARRANTY DEED

GRANTORS, Ahmed Jaddi and Ellanora Jaddi, for and in consideration of seventy nine thousand five hundred Dollars (\$79,500.00) in hand paid, convey and warrant to Karen Marks the following described real estate, subject to a real estate contract payable to John R. Sullivan and Rose Lynn Sullivan, now assigned to Katherine Jean MacDougall, situate in the County of Skagit, State of Washington:

ACREAGE ACCOUNT, ACRES 0.37, MH SERIAL# S61896, TAX 35: INC M/H 1970 GENTRY 56X12 S/N S61896 AND M/H 1964 GREATLAKE 50X10 S/N 6GBF2N2609: THAT PORTION OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 10, BLOCK 4, "ROCKPORT, WA.", AS PER PLAT 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 DEGREES FOR A DISTANCE OF 49.77 FEET; THENCE ANGLE TO THE RIGHT 90 DEGREES 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; 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 DEGREES FOR A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH VACATED FRONT STREET ADJACENT TO SAID PROPERTY PER SKAGIT COUNTY RESOLUTION NO. R20040035. ALSO EXCEPT THAT PORTION OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 4, "ROCKPORT, WA", AS PER PLAT 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 DEGREES FOR A DISTANCE OF 49.77 FEET; THENCE ANGLE TO THE RIGHT 91 DEGREES FOR A DISTANCE OF 80 FEET; THENCE ANGLE TO THE



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RIGHT 90 DEGREES 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. TOGETHER WITH THE VACATED COUNTY RIGHT-OF-WAY KNOWN AS FRONT STREET ALONG PARCEL 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 VOL. 3 OF PLATS AT PAGE 79, SIGNED JUNE 7, 1909, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT COUNTY ROAD RAILROAD AVENUE #97510. SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. LESS ANY FRANCHISES OR EASEMENTS OF RECORD AS PER THE ORDER OF VACATION RESOLUTION # R20040035, RECORDED IN SKAGIT COUNTY AUDITOR #200402020143 DATED 2/2/2004.

Tax parcel identification number: P44743

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2905
JUN 08 2007

Amount Paid \$1420-10
Skagit Co. Treasurer:
By *mem* Deputy

GRANTOR:

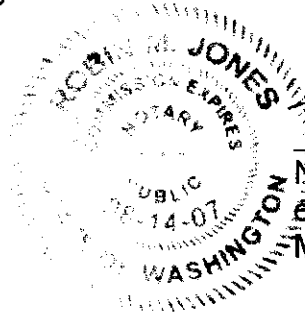
Ahmed M Jaddi
Ahmed Jaddi

STATE OF WASHINGTON)

County of *Spokane*)
SS:

THIS IS TO CERTIFY that on 5/30/07 before me personally appeared AHMED JADDI, to me known to be the individual described in and who executed the within and foregoing Statutory Warranty Deed, and acknowledged to me that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein stated.

WITNESS my hand and official seal the day and year in this certificate first above written.



Robert M. Jones
Notary Public in and for the State
of Washington, residing at *Everett, WA*
My appointment expires: 8/14/07

GRANTOR:

Ellanora Jaddi
Ellanora Jaddi

STATE OF WASHINGTON)

County of *Spokane*)
SS:

THIS IS TO CERTIFY that on 5/30/07 before me personally appeared ELLANORA JADDI, to me known to be the individual described in and who executed the within and foregoing Statutory Warranty Deed, and acknowledged to me that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein stated.

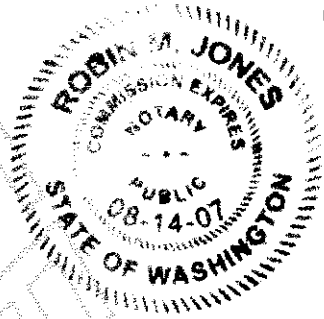


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Skagit County Auditor

WITNESS my hand and official seal the day and year in this certificate first above written.

Robin M. Jones

Notary Public in and for the State
of Washington, residing at Everett, WA
My appointment expires: 8/14/07



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