



200706130002
Skagit County Auditor

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200512020121
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AFTER RECORDING MAIL TO:

Name BEN Shipley

Address 31741 EAST MAIN

City, State, Zip SEDO WOOLLEY, WA 98284

Filed for Record at Request of: JUSTIN FOX & ELIZABETH PETERSON

*RE-RECORD TO CORRECT NOTARY

Warranty Deed To Trustee

Elizabeth Edwards, formerly
The Grantor(s) JUSTIN FOX & ELIZABETH PETERSON of the
County of SKAGIT State of WASHINGTON for and in consideration of
TEN Dollars (\$ 10⁰⁰), and other good and valuable considerations
in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and
warrants under provisions of Section

Unto THE FOX FAMILY TRUST, BEN SHIPLEY as
Trustee and not personally under the provisions of a trust agreement dated the 26th day
of OCTOBER 2005, known as Trust Number 7288, the following
described real estate in the County of SKAGIT, State of WASHINGTON
to wit: ADDRESS: 7288 N. SUPERIOR AVE, CONCRETE, WA 98237

LOT 28, "PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE", AS PER PLAT
RECORDED IN VOLUME 15 OF PLATS, PAGES 163 THROUGH 165, RECORDS OF SKAGIT
COUNTY, WASHINGTON. PARCEL NO P164863 4628-000-028-007

Together with all the tenements, hereditaments and appurtenances thereto, belonging
or in anywise appertaining.

To have and to hold the said premises in fee simple forever, with the appurtenances
attached thereto upon the trust and for the uses and purposes herein and in said Trust
Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or
any part of it, and at any time or times, to subdivide said premises or any part thereof, to
dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and

to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

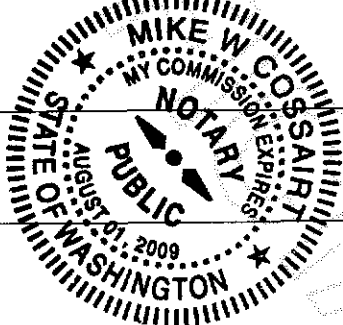
And the grantor hereby covenants with said grantee that the grantor is lawfully seized



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of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

In Witness Whereof, the said grantor(s) has(have) hereunto set his(their) hands and seals this 26th day of OCTOBER 20 05, A.D.
Signed Sealed and Delivered in our Presence



Justin Fox
Seal Justin Fox

Elizabeth Peterson
Seal Elizabeth Peterson
Elizabeth Edwards

State of WASHINGTON
County of SKAGIT

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared

to me known as the person(s) described in and who executed the foregoing instrument and Acknowledged before me that **THEY** executed the same.

Witness my hand and official seal in the county and State last aforesaid this 26th day of OCTOBER, 20 05 A. D.,

Mike Cossairt
Notary Public **MIKE COSSAIRT**

My commission expires 8-1-2009



6/7/9
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 02 2005

Amount Paid to
By HP Skagit Co. Treasurer Deputy

2756
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 13 2007

Amount Paid to
By mm Skagit Co. Treasurer Deputy



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State of
County of

Washington
Skagit

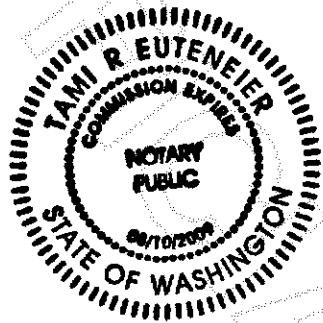
SS:

I certify that I know or have satisfactory evidence that Justin Fox and Elizabeth Edwards
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated:

June 9, 2007

Tami R. Euteneier



Notary Public in and for the State of Washington

Residing at: Buckley,

My appointment expires: 8-10-2009



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