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Warranty Deed (subject to life estate)

Grantor(s):

Michael J. Shapiro and Susan M. Sundin

Grantee(s):

Shapiro Family Properties, LLC

Legal Description (abbreviated):

Ptn vacated Block 24, "McKenna and Elliott's 2nd

Addition to Bayview"

Assessor's Tax Parcel Number:

350331-0-035-0400 P125951

For and in consideration of a gift to a family limited liability company, and for no monetary consideration, **Michael J. Shapiro** and **Susan M. Sundin**, husband and wife ("Grantor") conveys and warrants to **Shapiro Family Properties**, **LLC**, a limited liability company ("Grantee") the following described real estate, situated in the County of Skagit, State of Washington:

Those portions of vacated Block 24, vacated G Avenue, and the vacated alley within Block 24, "McKENNA AND ELLIOTT'S 2ND ADDITION TO BAYVIEW", as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Block 24, thence North 68°50'41" East along the Northwesterly line of said Block 24 a distance of 133.27 feet; thence South 21°13'39" East, a distance of 195.12 feet; thence South 01°41'39" East, a distance of 99.51 feet; thence South 21°13'39" East, a distance of 66.07 feet; thence South

Warranty Deed

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Elliott W. Johnson Inc. P.S. 711 South First Street Mount Vernon, WA. 98273 (360) 336-6502 Fax 336-5616 Email Elliott@EWJLaw.com 68°46'21" West, a distance of 100.00 feet to the East line of Second Street; thence North 21°13'39" West along the East line of Second Street to the point of beginning of this description.

SUBJECT TO A LIFE ESTATE IN AND TO EDWARD J. SUNDIN AND MARY T. SUNDIN AS SET FORTH IN DEED DATED Aug 4, 2007 AND RECORDED Aug 30, 2007 AS SKAGIT COUNTY AUDITORS FILE NO. 2007 08 300080.

Michael J. Shapird

Susan M. Sundin

State of Washington)

) ss.

County of Skagit

I certify that I know or have satisfactory evidence that Michael J. Shapiro and Susan M. Sundin, husband and wife appeared before me and 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.

Dated:

HOTENHANGEON NOT PART OF STANKETON NOT STANKED NOT STA

Motary Public
My appointment expires:

<u>\$19.67</u>

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

AUG 30 2007

Amount Paid & B Skagit Co. Treasurer By Deputy

Warranty Deed

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Elliott W. Johnson Inc. P.S.

200708300089 Skagit County Auditor

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