



200712190065

Skagit County Auditor

12/19/2007 Page

1 of

3 1:46PM

When recorded return to:

Christopher Frietas And/Or Assigns

19009 62nd Ave NE
Arlington, WA 98223

Recorded at the request of:

First American Title

File Number 93234

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

93234E

THE GRANTORS Ida M. Hendrickson, Personal Representative for the estate of Willard M. Hendrickson, deceased as to Parcels 'A' and 'D' and Ida M. Hendrickson, as her separate estate as to Parcels 'B', 'C' and 'D' for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Christopher Freitas, a single man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 7, Township 33, Range 5; Ptn. NE SW and NW SE

For Full Legal See Attached Exhibit "A"

Subject to Covenants, Conditions, Restrictions and Easements, as per attached Exhibit "B"

Tax Parcel Number(s): P18008, 330507-3-001-0002, P95959, 330507-3-001-0101, P18011, 330507-4-002-0009

Dated 12/11/2007

Heirs and Devises of Willard M. Hendrickson

[Signature]
By: Ida M. Hendrickson, Personal Representative

[Signature]
Ida M. Hendrickson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

5703

DEC 19 2007

STATE OF WA }
COUNTY OF Skagit } SS:

Amount Paid \$ 5701.00
Skagit Co. Treasurer
By M. G. M. Deputy

I certify that I know or have satisfactory evidence that Ida M. Hendrickson is/are the person(s) who appeared before me, and said person(s) acknowledge that She signed this instrument, on oath stated She is/are authorized to execute the instrument and acknowledge that as the Personal Representative of Heirs and Devises of Willard M. Hendrickson to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-12-07

[Signature]



Notary Public in and for the State of WA
Residing at Mt Vernon
My appointment expires: 1.7.11

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me IDA Hendrickson

_____ to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that She
signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12th day of December, 2007



Katie Hickok

Notary Public in and for the State of Washington,
residing at mtvernon

My appointment expires 1-7-11

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Corporate

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

_____ and _____ to me known to be the
_____ President and _____ Secretary, respectively, of _____

_____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at _____

My appointment expires _____

This jurat is page _____ of _____ and is attached to _____



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EXHIBIT A

Parcel "A":

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 33 North, Range 5 East, W.M., EXCEPT a strip of land 60 feet in width conveyed to Skagit County for road purposes by Deed dated March 12, 1954, recorded under Auditor's File No. 513945, records of Skagit County, Washington; EXCEPT the Easterly $\frac{1}{2}$ by area of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$.

Parcel "B":

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 33 North, Range 5 East, W.M., EXCEPT a strip of land 60 feet in width conveyed to Skagit County for road purposes by Deed dated March 12, 1954, recorded under Auditor's File No. 513945, records of Skagit County, Washington; EXCEPT the Westerly $\frac{1}{2}$ by area of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$.

Parcel "C":

The Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 7, Township 33 North, Range 5 East, W.M., EXCEPT those portions conveyed to Skagit County for road purposes by Deeds recorded March 2, 1955, May 9, 1963 and July 5, 1963 under Auditor's File Nos. 513943, 636190 and 638161; ALSO EXCEPT that portion thereof lying Northeasterly of that certain County road as conveyed to Skagit County by instruments recorded under Auditor's File Nos. 636190 and 638161.

Parcel "D":

A strip of land 60 feet wide the centerline of which is an existing road on or near the Southeast corner of said Lot 7, Replat of the First Addition to Big Lake Waterfront Tracts, recorded in Volume 11 of Plats, page 3, and extending from the County road to the North line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 35 North, Range 5 East, W.M..



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