

When recorded return to:

Mr. and Mrs. Mark D. Smith
23943 Bulson Road
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 94197



200902020135
Skagit County Auditor

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Statutory Warranty Deed

94197-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Anita M. Klein, as her separate estate, and Anita M. Klein, Trustee of the Credit Shelter and Q.T.I.P. Trusts established by the Probate of the Estate of John R. Klein, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark D. Smith and Yolanda M. Smith, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Section 13, Township 34, Range 3; Ptn. E 1/2

For Full Legal See Attached Exhibit "A"

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

Tax Parcel Number(s): P21671, 340313-0-009-0003

Dated 1-29-09

Anita M. Klein
Anita M. Klein

297
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 02 2009

Credit Shelter and Q.T.I.P. Trusts

N/A Anita M. Klein
By: Anita M. Klein, Trustee

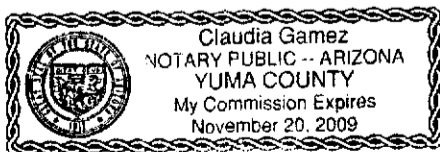
Amount Paid \$ 12,910.00
Skagit Co. Treasurer
By NAM Deputy

STATE OF Washington Arizona }
COUNTY OF Skagit Yuma } SS:

I certify that I know or have satisfactory evidence that Anita M. Klein
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
Trustee of Credit Shelter and QTIP Trusts
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1/28/09

Notary Public in and for the State of Arizona
Residing at Yuma
My appointment expires: 11/20/2009



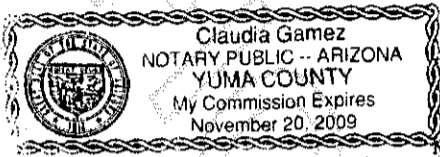
STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Anita M Klein 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 28th day of January, 2009



Claudia Gamez
Notary Public in and for the State of ~~Washington~~ Arizona
residing at Yuma
My appointment expires 11/20/2009



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EXHIBIT A

That portion of the East 1/2 of Section 13, Township 34 North, Range 3 East, W.M., lying North of the County road, described as follows:

Beginning at the Southeast corner of the West 100 feet of the Northeast ¼ of said Section 13; thence North 01°26'30" East along the East line of said West 100 feet, a distance of 486.43 feet; thence North 87°40'33" East parallel with the South line of the Northeast ¼ of said Section 13, a distance of 1,450.57 feet; thence South 11°37'55" West, a distance of 877.46 feet; thence South 20°09'08" East, a distance of 660.48 feet; thence South 19°09'54" West, a distance of 104.43 feet to the North line of the County road; thence along the North line of the County road through the following four courses; North 68°55'40" West, a distance of 97.55 feet to the point of curvature of a curve to the left having a radius of 5,203.50 feet; thence Westerly along said curve through a central angle of 03°12'32", and an arc distance of 291.42 feet; thence North 72°08'12" West, a distance of 845.63 feet to the point of curvature of a curve to the right having a radius of 1,333.50 feet; thence Westerly along said curve through a central angle of 11°18'11", and an arc distance of 263.07 feet to the Southeast corner of that certain tract conveyed to Matthew M. Paul and Wilma Paul by Partial Fulfillment Deed recorded January 16, 1974, under Auditor's File No. 795687; thence North 01°26'30" East along the East line of said Paul Tract, a distance of 415.00 feet to the Northeast corner thereof; thence North 60°03'23" West along the North line of said Paul Tract, a distance of 91.03 feet to the Northwest thereof and the East line of the West 100 feet of Government Lot 6 of said Section 13; thence North 01°26'30" East along the East line of the West 100 feet, a distance of 76.36 feet to the point of beginning;

EXCEPT that portion thereof, if any, lying within the right-of-way of Diking District No. 17 along the South line thereof.



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Exhibit B

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

B. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County Hearing Examiner
Recorded: October 15, 1999
Auditor's No.: 199910150077
Regarding: Farm worker mobile home

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: February 12, 1999
Auditor's No.: 9902120092

Said matters include but are not limited to the following:

1. Mislocated fencelines



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