When Recorded Return to:

Elliott W Johnson Inc PS 711 S. First St Mount Vernon, WA 98273



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Estate Deed

Grantor(s):

Ray W. Bloom and Elliott W. Johnson, as Co-Personal Representatives of the Estate of Sanford Stuber (deceased)

Grantee(s):

Riverhouse Properties LLC

Legal Description (abbreviated):

Ptn Gov Lot 5 (N of Moore Road) S10 T33 R3

EWM

Assessor's Tax Parcel Number:

P109578 330310-1-012-0100

Reference (Auditor File Numbers of Documents assigned, released or amended:

THE GRANTOR, Ray W. Bloom and Elliott W Johnson, as joint personal representatives of the Estate of Sanford Stuber, deceased under Skagit County Probate No. 07-4-00299-5 ("Grantor"), for and in consideration of distribution pursuant to TEDRA Agreement filed May 4, 2009, under said probate cause number, bargains, sells, conveys and confirms to Riverhouse Properties LLC, a Washington limited liability company ("Grantee"), all of the decedent's interest in and to the following described real estate, situated in the County of Skagit, State of Washington:

That portion of Government Lot 5, Section 10, Township 33 North, Range 3 East, W.M. lying North of that County Road known as Moore Road, said road being conveyed by Skagit County Auditor's File No. 97400,

Bargain & Sale 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 EXCEPT rights of way for County roads and Dike District No. 13,

AND EXCEPT that Tract Deeded to Thomas P. Hastie by Deed recorded February 23, 1888 in Volume 6 of Deeds, page 57, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO all encumbrances and defects of record.

Grantor, for itself and its successors in interest, hereby expressly limits the covenants of this Deed to those stated herein, and excludes all covenants arising or to arise by statutory or other effect. Grantor covenants that, against all persons lawfully claiming or to claim by, through, or under Grantor, but not otherwise, Grantor will forever warrant and defend the above-described real estate.

Dated as of May 20, 2009.

Ray W. Broom

Co-Personal Representative

Estate of Sanford Stuber (deceased)

Elliott W Johnson,

Co-Personal Representative

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REAL ESTATE EXCISE TAX

1440

State of Washington)

ss.

County of Skagit

MAY 2 1 2009

Amount Paid \$
Skägit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Ray W. Bloom and Elliott W Johnson, as the co-personal representatives 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

Notary Public

JOHN T. BURKE

My appointment expires:

Bargain & Sale Deed

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