

When recorded return to:

Mr. Michael Fox, Ms. Diane M. Rickards
16607 Walking M Lane
Mount Vernon, WA 98274



200907240070
Skagit County Auditor

7/24/2009 Page 1 of 3 11:38AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 133959-SE

Grantor: Alan H. Rossi and Donna D. Rossi, Trustees of the Rossi Family Trust dated December 9, 2005
Grantee: Michael Fox and Diane Rickards

LAND TITLE OF SKAGIT COUNTY

133959-SE

Statutory Warranty Deed

THE GRANTOR ALAN H. ROSSI and DONNA D. ROSSI, Trustors and/or Trustees of THE ROSSI FAMILY TRUST DATED DECEMBER 9, 2005, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL FOX and DIANE RICKARDS, unmarried individuals, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Gov. Lots 2 & 3, 30-34-5 E W.M.

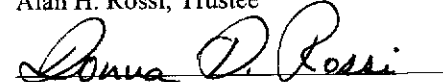
SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340530-0-011-0006, P30468, 340530-0-005-0301, P30459

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 133959-SE.

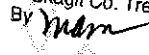
Dated July 16th, 2009

The Rossi Family Trust, dated December 9, 2005
By:


Alan H. Rossi, Trustee

Donna D. Rossi, Trustee

2218
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 24 2009

Amount Paid \$ 9261.00
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Alan H. Rossi and Donna D. Rossi
signed this instrument, on oath stated that They are
authorized to execute the instrument and acknowledged it as the Trustees
of The Rossi Family Trust dated December 9, 2005 to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: July 16th, 2009

ANNELIESE MARIA FARRELL
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 6-26-2012

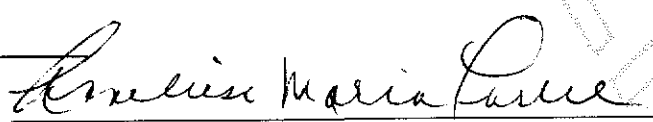

Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/12

EXHIBIT A

DESCRIPTION:

PARCEL "A":

That portion of Government Lot 2, Section 30, Township 34 North, Range 5 East, W.M., described as follows:

Beginning at the West $\frac{1}{4}$ corner of said Section 30;
thence South $89^{\circ}44'03''$ East along the East-West centerline of said section to the centerline of a County road and the true point of beginning;
thence East along said section centerline 350 feet;
thence North $44^{\circ}06'29''$ West, 371.09 feet to intersect the centerline of said County road at a point that is 285 feet Northeasterly as measured along the centerline of said road from the point of beginning;
thence Southwesterly along the centerline of said road 285 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 2 in Section 30, Township 34 North, Range 5 East, W.M., described as follows:

Beginning at the West $\frac{1}{4}$ corner of said Section;
thence South $89^{\circ}44'03''$ East along the East-West centerline of said Section, 585.87 feet to the centerline of an existing gravel road;
thence continuing South $89^{\circ}44'03''$ East along said section centerline 350.00 feet to the point of beginning;
thence North $44^{\circ}06'29''$ West 371.09 feet to intersect the centerline of said road to a portion on a curve from which the center lies South $52^{\circ}45'17''$ East 450.00 feet distant;
thence Northeasterly along said centerline and along said curve to the right through a central angle of $14^{\circ}45'17''$ an arc distance of 115.88 feet;
thence South $44^{\circ}06'30''$ East, 486.69 feet to the centerline of said section centerline;
thence Westerly along said centerline a distance of 161.64 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Government Lot 2, Section 30, Township 34 North, Range 5 East, W.M., more particularly described as follows:

Beginning at the West $\frac{1}{4}$ corner of said Section 30, said point also being the Southwest corner of said Government Lot 2;
thence along the East-West center section line and the South line of said Government Lot 2, South $89^{\circ}44'03''$ East, a distance of 1,097.51 feet;
thence North $44^{\circ}06'30''$ West, a distance of 177.37 feet to the true point of beginning;



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Skagit County Auditor

DESCRIPTION CONTINUED:

PARCEL "C" continued:

thence continuing North 44°06'30" West, a distance of 309.32 feet to the centerline of the County road;
thence along said centerline Northeasterly to the West line of that property conveyed to Daniel Mitzel and Patricia Burklund, husband and wife, by deed recorded November 19, 2004, under Auditor's File No. 200411190076, records of Skagit County, Washington;
thence South 30°58'54" East along the West line of the Mitzel Burklund Tract, a distance of 554.64 feet;
thence North 89°44'03" West, a distance of 278.12 feet to the true point of beginning,

TOGETHER WITH that portion of Government Lot 2 and of the Southeast ¼ of the Northwest ¼ of Section 30, Township 34 North, Range 5 East, W.M., lying within those premises conveyed to Daniel Mitzel, et ux, by deed recorded as Auditor's File No. 200411190076 and Westerly of the following described line:

Begin at the West ¼ corner of said Section 30;
thence South 89°44'03" East along the East-West centerline of said Section 30, a distance of 1,328.52 feet to the true point of beginning of this line description;
thence North 30°58'54" West, a distance of 702.94 feet, more or less, to the centerline of that certain road now commonly known as the Walking M Lane as shown on the survey of the "Upland Tracts" recorded as Auditor's File No. 8212140010 in Volume 4 of Surveys, pages 56-61, said point being the terminus of this line description.

EXCEPT any portion thereof lying Southerly of both the Southerly line and the Easterly extension of the Southerly line of Parcel 4 of those premises conveyed to Alan H. Rossi, et ux, by deed recorded as Auditor's File No. 200509160115.

EXCEPTING from all of the above that portion lying in the as-built and/or established right of way of the Count road, commonly known as Walking M Lane.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

That portion of Government Lot 3 of Section 30, Township 34 North, Range 5 East, W.M., more particularly described as follows:

Beginning at the West ¼ corner of said Section 30, said point also being the Northwest corner of said Government Lot 3;
thence along the East-West center section line and the North line of said Government Lot 3, South 89°33'03" East, a distance of 585.87 feet to a point on the centerline of the County road, said point being the true point of beginning;
thence continuing along said North line of Government Lot 3, South 89°44'03" East, a distance of 511.64 feet to the Southeast corner of the real property described as Parcel 2 in the corrected Quit Claim Deed, recorded under Auditor's File No. 9403230030, records of Skagit County, Washington;
thence leaving said North line of Government Lot 3, South 65°00'00" West, a distance of 161.18 feet;
thence North 89°44'03" West, a distance of 365.88 feet;
thence North 00°15'57" East, a distance of 68.79 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

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