

When recorded return to:

Mr. Armando Ruiz, Ms. Rachael Hodgson  
5929 Bow Street  
Bow, WA 98232



200909300062

Skagit County Auditor

9/30/2009 Page

1 of

3 10:05AM

Filed for Record at Request of  
**Land Title and Escrow**  
Escrow Number: 134525-SE

Grantor: Seth A. Greenfield and Laura A. Greenfield  
Grantee: Armando Ruiz and Rachael Hodgson

**LAND TITLE OF SKAGIT COUNTY**

**Statutory Warranty Deed**

THE GRANTOR LAURA A. GREENFIELD and SETH A. GREENFIELD, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ARMANDO RUIZ, a single person and RACHAEL HODGSON, a single person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 10, Ptns 11-13, Blk 1, Brown's Add. To Bow & Ptn SW 1/4 Of SW 1/4, 35-36-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 4075-001-013-0005, P71278, 360335-3-006-0408, P48725

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. 134525-SE.

Tax Parcel Number(s): 4075-001-013-0005, P71278, 360335-3-006-0408, P48725

Dated September 25, 2009

Seth A. Greenfield  
Seth A. Greenfield

Laura A. Greenfield  
Laura A. Greenfield

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2977

SEP 30 2009

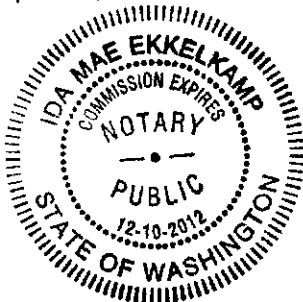
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 4722.00  
Skagit Co. Treasurer  
By Man Deputy

I certify that I know or have satisfactory evidence that Seth A. Greenfield and Laura A. Greenfield the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/29/09

Ida Mae Ekkelkamp



Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 12/10/2012

**Schedule "A-1"**

**134525-SE**

**DESCRIPTION:**

**PARCEL "A":**

Lot 10, Block 1, "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 9, Block 1, TOGETHER WITH that portion of vacated River Drive in "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of Lot 9 also being a point on the East line of Bow Street;  
thence North along said East line of Bow Street for a distance of 8 feet;  
thence South 82°31'05" East, for a distance of 123.25 feet;  
thence South 69°26'33" East for a distance of 38.32 feet, more or less, to the Easterly line of River Drive;  
thence North 73°42'00" West for a distance of 40.82 feet, more or less, to a point on the Westerly line of vacated River Drive; said point also being the East corner common to Lots 9 and 10 of said Browns Addition;  
thence West along the common boundary of said Lots 9 and 10 for a distance of 120.00 feet to the point of beginning.

ALSO TOGETHER WITH that portion of River Drive adjacent, which upon vacation reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That portion of Lots 11 through 13, inclusive, Block 1, "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, lying Northerly of the County road right of way known as Bow Hill Road.

Situate in the County of Skagit, State of Washington.

**PARCEL "C":**

A tract of land in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 35, Township 36 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of Section 35, Township 36 North, Range 3 East, W.M.;  
thence North 0°13'26" West, 209.11 feet to a point on the centerline of the Bow Hill Road;  
thence North 24°28'40" East along said centerline 921 feet to the P.C. of a 18° curve to the right;  
thence Northeasterly along said curve 309.38 feet to the P.T. of said curve;  
thence North 80°10'00" East, 102.41 feet;



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**Schedule "A-1"**

**134525-SE**

**DESCRIPTION CONTINUED:**

**PARCEL "C" continued:**

thence North 9°50'00" West, 30.00 feet to the North right of way line of the Bow Hill Road, said point being the point of beginning of this description;

thence North 78°30'30" West, 112.00 feet to a point on the East line of vacated River Drive as shown on the Plat of Browns Addition To Bow;

thence South 4°24' West, along the East line of vacated River Drive 42.19 feet to the intersection with the North right of way line of the Bow Hill Road;

thence Northeasterly along the North right of way line of the Bow Hill Road 114.59 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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