

**Return Address:**

LSI - NORTH RECORDING DIVISION  
5039 DUDLEY BLVD  
MCCLELLAN, CA 95652

ELS# 9695811



201011030128  
Skagit County Auditor

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SEND TAX STATEMENTS TO:  
CARRIE A SHANE  
17438 CIMARRON LANE  
BELLINGHAM, WA 98229

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

**Document Title(s)** (or transactions contained therein): (all areas applicable to your document **must** be filled in)

1. WARRANTY DEED

**Grantor(s)** (Last name, first name, initials)

CARRIE A SHANE, F/K/A CARRIE A HJORT, A MARRIED WOMAN, WHO ACQUIRED TITLE AS A SINGLE WOMAN, HEREIN JOINED BY HER SPOUSE, THOMAS F SHANE

GRANTOR (S) ADDRESS:  
17438 CIMARRON LANE  
BELLINGHAM, WA 98229

Additional names on page 1 of document.

**Grantee(s)** (Last name first, then first name and initials)

CARRIE A SHANE, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

GRANTEE(S) ADDRESS:  
17438 CIMARRON LANE  
BELLINGHAM, WA 98229

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

LOT C, PLAT OF CIMARRON RIDGE, A CONSERVATION AND RESERVE DEVELOPMENT, RECORDED MAY 28, 2002, AFN # 200205280187, SKAGIT COUNTY, WA

Additional legal is on Exhibit A

**WAC CODE: 458-61A-203 (1)**

**Assessor's Property Tax Parcel/Account Number**

479400 000300 00

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**This document prepared by (and after recording return to):**  
 Carrie A. Shane  
 17438 Cimarron Lane  
 Bellingham, WA 98229  
  
**Send Tax Statements to:**  
 Carrie A. Shane  
 17438 Cimarron Lane  
 Bellingham, WA 98229

Order #: 9695811

SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX  
 3361  
 NOV 03 2010

**WARRANTY DEED**

Amount Paid \$ 0  
 By Skagit Co. Treasurer Deputy

Exempt from Real Estate Excise Tax per WAC 458-61A-203(1)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF ONE DOLLAR (\$1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, on this 1<sup>st</sup> day of September, 2010, CARRIE A. SHANE, f/k/a CARRIE A. HJORT, a married woman, who acquired title as a single woman, herein joined by her spouse, THOMAS F. SHANE, hereinafter referred to as "Grantors", do hereby grant, convey and warrant unto CARRIE A. SHANE, a married woman, as her sole and separate property, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:

LOT C, PLAT OF CIMARRON RIDGE, A CONSERVATION AND RESERVE DEVELOPMENT, RECORDED MAY 28, 2002 UNDER AUDITOR'S FILE NO. 200205280187, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE NORTH 30 FEET OF LOT D, PLAT OF CIMARRON RIDGE, A CONSERVATION AND RESERVE DEVELOPMENT, RECORDED MAY 28, 2002 UNDER AUDITOR'S FILE NO. 200205280187, RECORDS OF SKAGIT COUNTY, WASHINGTON AS CONVEYED BY THAT CERTAIN QUITCLAIM DEED RECORDED MARCH 31, 2005 UNDER AUDITOR'S FILE NO. 200503310114.

SITUATED IN SKAGIT COUNTY, WASHINGTON

Assessor's Property Tax Parcel/Account Number: 479400 000300 00  
 Property Address: 17438 Cimarron Lane, Bellingham, WA 98229

Recording Requested By:  
 LSI

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.



201011030128  
 Skagit County Auditor

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and fend the title to the said lands against all claims whatever.

WITNESS Grantors' hands this the 19 day of October, 2010.

Carrie A Shane, f/k/a Carrie A Hjort  
CARRIE A. SHANE, f/k/a CARRIE A. HJORT

Thomas F Shane  
THOMAS F. SHANE

State of Washington )  
County of SKAGIT ) ss.

On this day personally appeared before me, CARRIE A. SHANE and THOMAS F. SHANE, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 19<sup>th</sup> day of October, 2010

Irene B Reynolds  
Notary Public in and for the State of Washington  
residing in Bollinghem.  
My commission expires: 04/07/2012.

Notary Public  
State of Washington  
IRENE B. REYNOLDS  
My appointment expires  
April 7, 2012

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

**Prepared By:**  
National Deed Network  
28100 US Hwy 19 North, Suite 300  
Clearwater, Florida 33761

  
201011030128  
Skagit County Auditor