



201104130078

Skagit County Auditor

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Filed for Record at Request of:
Bishop, White, Marshall & Weibel, P.S.
720 Olive Way, Suite 1201
Seattle, WA 98101
LAND TITLE OF SKAGIT COUNTY

138551-5A

RKL Construction LLC, Robert K Lehr and Patricia Lehr, 1920.1104923

Document Title: Statutory Warranty Deed
Reference Number: 200603200194
Grantor: RKL Construction LLC, a Washington Limited Liability Company
Grantee: Washington Federal Savings
Abbreviated Legal: Ptn Gov Lot 1, Sec 25, T35N, R1E, WM

Statutory Warranty Deed

The Grantor(s) Robert K. Lehr and Patricia Lehr for and in consideration of a deed in lieu of foreclosure of that certain Deed of Trust made by RKL Construction LLC, a Washington Limited Liability Company, as Grantors, in favor of Horizon Bank, as Beneficiary, dated March 15, 2006 and filed for record on March 20, 2006, in the mortgage records of Skagit County, Washington, under Auditor's No. 200603200194, do hereby warrant and convey to Washington Federal Savings, the following property situated in Skagit County, Washington.

See Exhibit A for Legal Description
TPN: 350135-0-001-0113 / P32522

This Deed is being executed and delivered with the express understanding that it does not operate, even though placed of record, to effect such a merger of interest as to extinguish the above described Deed of Trust, and that its receipt and recording by the Grantee does not constitute legal delivery and shall be of no binding force or effect whatsoever until such time as the Grantee affirmatively consents to the acceptance of this Deed, after approval of title and property inspection by the Grantee. The receipt or acceptance of this Deed shall in no way restrict the right of Grantee, or the right of its successors in interest, to foreclose the Deed of Trust if foreclosure is deemed desirable and also pursue a deficiency against the Grantor under the circumstances set forth in R.C.W. 61.24.100(3). From and after the date this Deed is executed, Grantors also assign, transfer and set over to the Grantee any rentals then owing or which may thereafter become due from any occupant or occupants of said property.

IN WITNESS WHEREOF, said Grantors have caused this instrument to be executed this
6th day of Apr, 1, 2011.

Robert K. Lehr

STATUTORY WARRANTY DEED - 1
DIL-WA-DOCSBORROWERSWDEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1070

APR 13 2011

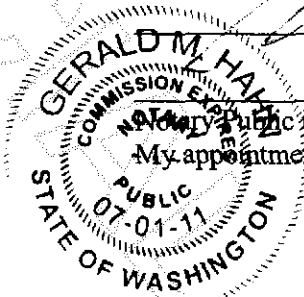
Amount Paid \$
By Skagit Co. Treasurer
Main Deputy

Patricia Lehr
Patricia Lehr

State of Washington)
County of King) ss.

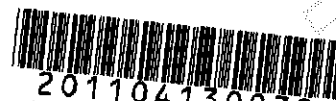
I certify that I know or have satisfactory evidence that Robert K. Lehr and Patricia Lehr is/are the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated Apr. 1 6, 2011.



Notary Public in and for the State of Washington:
My appointment expires: 7-1-11

STATUTORY WARRANTY DEED - 2
DIL-WA-DOCSBORROWERSWDEED



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DESCRIPTION:

That portion of Government Lot 1, Section 35, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the most Easterly corner of Lot 1, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 10," as per plat recorded in Volume 9 of Plats, pages 28 and 29, records of Skagit County, Washington;
thence North 58°14' West a distance of 4.60 feet to the most Westerly corner of McCorkle Place as shown on said plat;
thence North 31°46' East along the Northwestern line of said McCorkle Place, a distance of 50.00 feet to the true point of beginning;
thence North 49°36'21" West, a distance of 101.42 feet to the most Northeasterly corner of that certain tract of land deeded to Arnold L. Boyle under Auditor's File No. 553733, records of Skagit County, Washington;
thence North 39°34' West along the Northeasterly line of said Arnold Boyle Tract, a distance of 79.40 feet;
thence North 60°42'40" East, a distance of 195.19 feet;
thence South 56°22'36" East, a distance of 114.83 feet;
thence South 24°22'58" West, a distance of 159.62 feet to the Northerly boundary of said McCorkle Place, being a point on a curve having a radius point bearing South 24°22'58" West, a distance of 70.00 feet;
thence in a Westerly direction along the arc of said curve through a central angle of 57°14'18" an arc distance of 69.93 feet;
thence South 31°46' West, a distance of 10.00 feet to the true point of beginning.

EXCEPT for the following described tract:

A portion of Government Lot 1, Section 35, Township 35 North, Range 1 East, W.M., being also a portion of the tract of land shown on record of Survey filed in Volume 5 of Surveys, page 185, records of Skagit County, Washington, described as follows:

Beginning at the most Easterly corner of Lot 1, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 10," as per plat recorded in Volume 9 of Plats, pages 28 and 29, records of Skagit County, Washington;
thence North 58°14' West, a distance of 4.60 feet to the most Westerly corner of McCorkle Place as shown on said plat;
thence North 31°46' East along the Northwestern line of said McCorkle Place, a distance of 50.00 feet;
thence North 49°36'21" West, a distance of 101.42 feet to the most Northeasterly corner of that certain tract of land deeded to Arnold L. Boyle under Auditor's File No. 553733, records of Skagit County, Washington;
thence North 39°34' West along the Northeasterly line of said Arnold Boyle Tract, a distance of 23.71 feet to the true point of beginning;
thence continue North 39°34' West, a distance of 55.69 feet;
thence North 60°42'40" East, a distance of 195.19 feet;
thence South 56°22'36" East, a distance of 114.83 feet;
thence South 24°22'58" West, a distance of 65.73 feet;
thence North 56°22'36" West, a distance of 97.02 feet;
thence South 60°42'40" West, a distance of 140.41 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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