



201104280084
Skagit County Auditor

4/28/2011 Page 1 of 3 4:08PM

When recorded return to:

Mr. and Mrs. Garritt Kuipers
19020 Beaver Marsh Road
Mount Vernon, WA 98273

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 138976-OE

Grantor: Karen Elizabeth Strickland Szabo, Laurie Ruth Strickland-Clark and Charlotte S. Utter
Grantee: Garritt Kuipers and Sheryl Kuipers

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR KAREN ELIZABETH STRICKLAND-SZABO, who also shows of record as KAREN ELIZABETH STRICKLAND-MILLER and also as KAREN S. SZABO, as her separate property; LAURIE RUTH STRICKLAND-CLARK, who also shows of record as LAURIE RUTH STRICKLAND, as her separate property; AND CHARLOTTE S. UTTER, who also shows of record as CHARLOTTE MARIE STRICKLAND, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GARRITT KUIPERS and SHERYL KUIPERS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: SW 1/4 Of SW 1/4, 35-34-3 E W.M. & Ptn N 1/2 Of NW 1/4; NW 1/4 Of NE 1/4, 2-33-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 330302-0-005-0001, P15296, 330302-0-008-0008, P15299, 330302-0-006-0000, P15297, 340335-3-003-0007, P23194

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. 138976-OE.

Property is not Grantor's Primary Residence

Dated April 14, 2011

Karen Elizabeth Strickland Szabo
Karen Elizabeth Strickland Szabo

Laurie Ruth Strickland-Clark
Laurie Ruth Strickland-Clark

Charlotte S. Utter
Charlotte S. Utter

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1251

APR 28 2011

Amount Paid \$ 14,245.⁰⁰
Skagit Co. Treasurer
By Mam Deputy

STATE OF Maryland }
COUNTY OF St. Marys } SS:

I certify that I know or have satisfactory evidence that Karen Elizabeth Strickland-Szabo the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 2011

Jaw Telpa
Notary Public in and for the State of Maryland
Residing at Old Line Bank
My appointment expires: 2-2-12
Notary Seal: JAW TELPA, Notary Public, State of Maryland, Commission Expires 2/2/12, LMB10405(i-1)

State of Virginia
County of Falls Church } SS:

I certify that I know or have satisfactory evidence that Laurie Ruth Strickland-Clark the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 21 2011

Sharonel R. Johnson

Notary Public in and for the State of Va
Residing at: Falls Church

My appointment expires: 06/2013

Falls Church City DMV Select
300 Park Ave, Suite #104E
Falls Church, VA 22046-3301

SHARONEL R. JOHNSON
NOTARY PUBLIC
REGISTRATION # 7256711
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JUNE 30, 2013

State of Maryland
County of St Mary } SS:

I certify that I know or have satisfactory evidence that Charlotte S. Utter the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 2011

Abe Ilow

Notary Public in and for the State of Maryland

Residing at: Old Line Bank

My appointment expires: 2-2-14



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EXHIBIT A

Schedule "A-1"

138976-OE

DESCRIPTION:

The Southwest ¼ of the Southwest ¼ of Section 35, Township 34 North, Range 3 East, W.M.; and

All of Lot 5; the West 26 rods of Lot 3; and Lot 4 of Section 2, Township 33 North, Range 3 East, W.M., Skagit County, Washington, less the following tracts:

Beginning at a point bearing North 55°00'00" East and 80 feet distant from a point from which the Southwest corner of Lot 4, Section 2, Township 33 North, Range 3 East, W.M. bears South 74°00'00" West 15.60 chains distance;
thence North 55°00'00" East 80 feet;
thence South 35°00'00" East 80 feet to the right bank of the North Fork of the Skagit River;
thence along the river bank South 62°00'00" West 80 feet 6 inches;
thence North 35°00'00" West 70 feet to point of beginning.

Beginning at a point from which the Southwest corner of Lot 4, Section 2, Township 33 North, Range 3 East, W.M., bears South 74°00'00" West 15.60 chains distance;
thence North 55°00'00" East 80 feet;
thence South 35°00'00" East 70 feet to the right bank of the North Fork of Skagit River;
thence along the bank of the river South 62°00'00" West 80 feet 6 inches;
thence North 35°00'00" West 60 feet to the point of beginning.

Beginning at a point 829 feet South of the quarter corner of Section 2, Township 33 North, Range 3 East, W.M.;
thence South 68°30'00" West, 110 feet;
thence South 21°30'00" East 60 feet, more or less, to the North line of the County road;
thence North 68°30'00" East along said North line of County road 110 feet;
thence North 21°30'00" West 60 feet, more or less, to point of beginning.

TOGETHER WITH right to roadway to each end of the lot diagonally to the County road, and gangways to the river in front, the width of the lot.

EXCEPTING from all the foregoing, County roads and dike and drainage district rights of way.

Situate in the County of Skagit, State of Washington.



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LPB 11-05(i-1)
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