

Filed for Record at Request of:  
James E. Britain  
Britain & Vis PLLC  
805 Dupont St. Ste. 1  
Bellingham, WA 98225



201107280123  
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

131407-00  
Document Title:

Deed and Purchaser's Assignment of Real Estate Contract

Grantor:

Jimmy L. Jalbert and Cathy Leigh Jalbert, husband and wife

Grantee:

Estate of Doris Burn

Legal Description:

Lot 20, Shore Acres Add. to Guemes Island;

Assessor's Tax Parcel No: 3999-000-020-0011/ P69155

### DEED AND PURCHASER'S ASSIGNMENT OF REAL ESTATE CONTRACT

The Grantors, JIMMY L. JALBERT and CATHY LEIGH JALBERT, husband and wife were:

1. The Purchasers with respect to a Real Estate Contract with Doris Burn, deceased, as Seller, dated October 6, 2006 and recorded with the Skagit County Auditor on November 13, 2009, under Auditors No. 200911130133 (the "Real Estate Contract"), with respect to the following-described real estate:

Lot 20, "SHORE ACRES ADDITION TO GUEMES ISLAND," as per plat recorded in Volume 7 of Plats, pages 90 and 91, records of Skagit County, Washington.

EXCEPT the South 150 feet thereof.

TOGETHER WITH an indeterminate interest to Lot 13 of said Plat of Shores Acres Addition to Guemes Island.

Situate in the County of Skagit, State of Washington; and

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 2273

JUL 28 2011

Amount Paid \$0  
Skagit Co. Treasurer  
By *[Signature]* Deputy

2. Grantees of an unrecorded Quit Claim Deed on which Doris Burn, now deceased, was the Grantor, dated September 11, 2007, a copy of which is attached as Exhibit A (the "9/11/07 Quit Claim Deed") with respect to the following described real estate:

The Easterly 80 feet, as measured along the Southerly line, of the following described property:

Lot 20, "SHORE ACRES ADDITION TO GUEMES ISLAND," as per plat recorded in Volume 7 of Plats, pages 90 and 91, records of Skagit County, Washington. EXCEPT the South 150 feet thereof.

Situate in the County of Skagit, State of Washington

In lieu of forfeiture of the Real Estate Contract, Grantors JIMMY L. JALBERT and CATHY LEIGH JALBERT, husband and wife, hereby:

1. Assign, transfer and set over all of Grantors' interest as Purchasers with respect to the Real Estate Contract to Grantee, THE ESTATE OF DORIS BURN (the "Burn Estate"). Grantee, the Burn Estate hereby assumes and agrees to fulfill the conditions of the Real Estate Contract and Grantors hereby covenant that there is now owed on the Real Estate Contract the sum of ONE HUNDRED SEVENTY THOUSAND DOLLARS (\$170,000).

2. Quit claims to the Burn Estate the 80-foot strip of Lot 20 that was the subject of the 9/11/07 Quit Claim Deed.

DATED, this 26 day of July, 2011

  
CATHY LEIGH JALBERT, GRANTOR

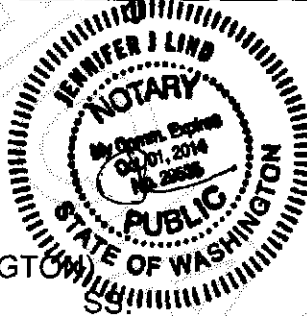
  
JIMMY L. JALBERT, GRANTOR



STATE OF WASHINGTON)  
SS.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **JIMMY L. JALBERT** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: July 26, 2011.

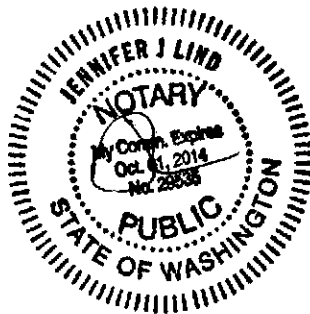


[Signature]  
NOTARY PUBLIC,  
My appointment expires: 10/01/2014

STATE OF WASHINGTON)  
SS.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **CATHY LEIGH JALBERT** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: July 26, 2011.



[Signature]  
NOTARY PUBLIC,  
My appointment expires: 10/01/2014



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Parcel No.: 3999-000-020-0011/P69155  
Legal Desc.: Ptn Lot 20, Shore Acres Add. To Guemes Island

**QUIT CLAIM DEED**

**THE GRANTOR**, Doris Burn, as her separate property, for and in consideration of ONE DOLLAR AND NO OTHER CONSIDERATION, and for boundary line adjustment purposes, conveys and quit claims to Jimmy L. Jalbert and Cathy Leigh Jalbert, husband and wife, **THE GRANTEEES**, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

As attached hereto as Exhibit "A"

The above described property will be combined or aggregated with contiguous property owner by the Grantee, and more specifically described on Exhibit "B" attached hereto. This boundary adjustment is not for the purpose of creating an additional building lot.

DATED this 11<sup>th</sup> day of September, 2007.

Doris Burn  
Doris Burn



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EXHIBIT A

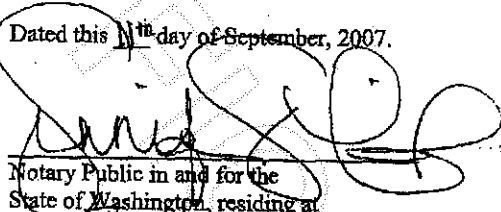
STATE OF WASHINGTON

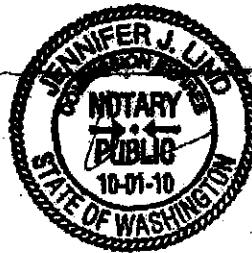
ss

County of Skagit

I certify that I know or have satisfactory evidence that Doris Burn is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 11<sup>th</sup> day of September, 2007.

  
Notary Public in and for the  
State of Washington, residing at



My appointment expires 10-01-2010



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Skagit County Auditor

Exhibit "A"

The Easterly 80 feet, as measured along the Southerly line, of the following described property:

Lot 20, "SHORE ACRES ADDITION TO GUEMES ISLAND," as per plat recorded in Volume 7 of Plats, pages 90 and 91, records of Skagit County, Washington. EXCEPT the South 150 feet thereof.

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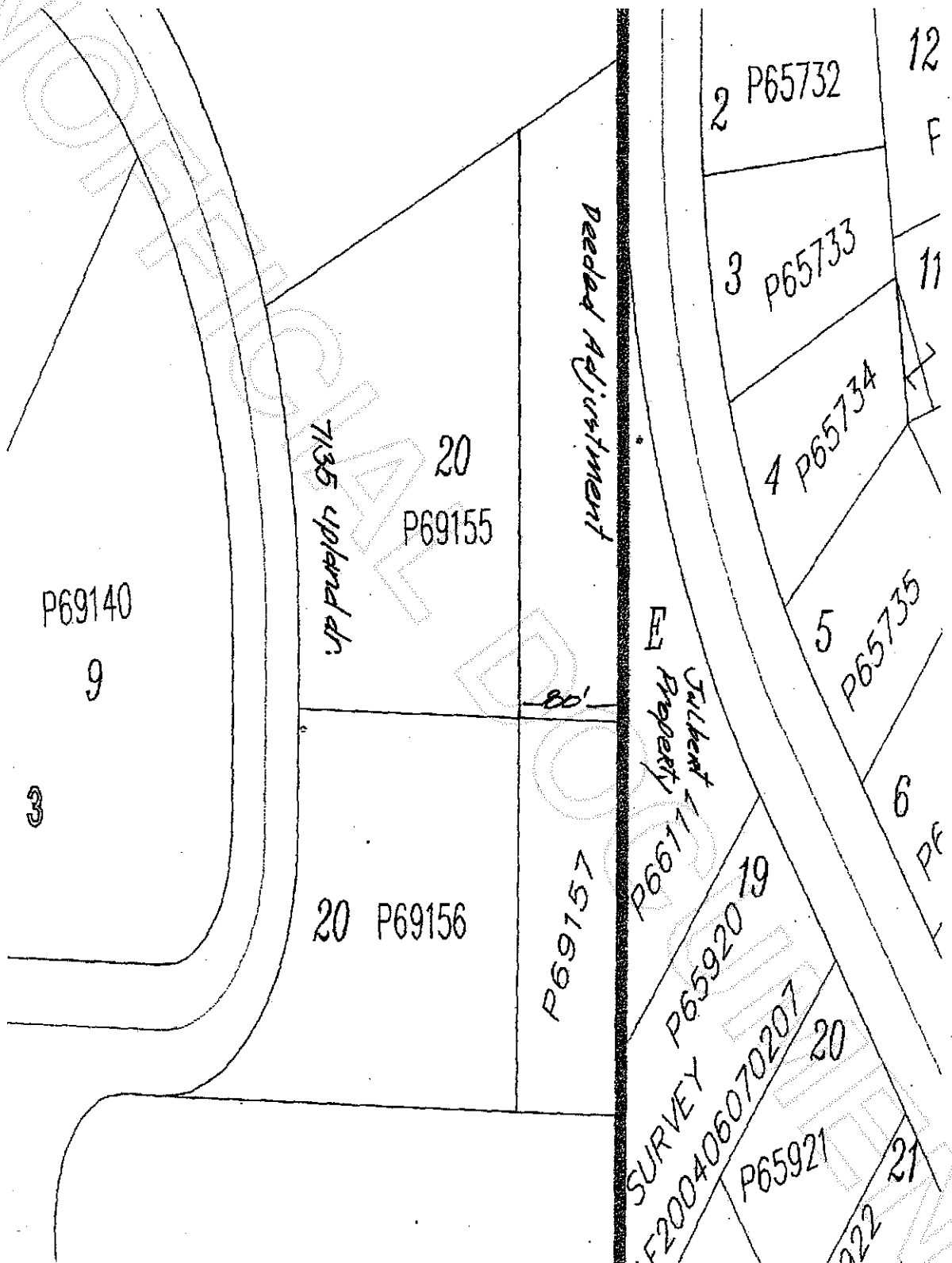
Exhibit "B"

Tract E, Block 4, "HOLIDAY HIDEAWAY NO. 1," as per plat recorded in Volume 8 of Plats, pages 36 through 42, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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