



201107290134

Skagit County Auditor

7/29/2011 Page

1 of

3 3:04PM

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

**BYRD GARRETT PLLC
2150 NORTH 107TH STREET, STE 501
SEATTLE, WA 98133**

SPACE ABOVE FOR RECORDER'S USE

Warranty Deed

Grantor **LINDA KENSMOE ROSS, A MARRIED WOMAN, AS HER SEPARATE
PROPERTY**

Grantee **DAVID W. ROSS AND LINDA K. ROSS, TRUSTEES, OR THEIR
SUCCESSORS IN TRUST, UNDER THE MALCOLM LIVING TRUST,
DATED MARCH 28, 2011 AND ANY AMENDMENTS THERETO**

Tax Parcel No. **330530-0-009-0001**

Abbrev Legal Description **PTN. GOV'T LOT 5, S 30, TWP 33 N 5**

Street Address **22981 LAKE MCMURRAY LANE, MOUNT VERNON, WA 98274**

Documentary Transfer Tax **-\$0-**

**NO TITLE SEARCH
DONE**

For no consideration, LINDA KENSMOE ROSS, A MARRIED WOMAN, AS HER SEPARATE PROPERTY conveys and warrants to DAVID W. ROSS AND LINDA K. ROSS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MALCOLM LIVING TRUST, DATED MARCH 28, 2011 AND ANY AMENDMENTS THERETO, all of grantor's interest in and to the following described real property in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT A

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2297

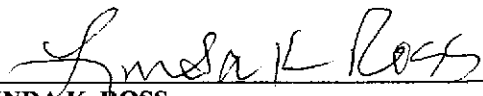
JUL 29 2011

Amount Paid **5**
Skagit Co. Treasurer
By *Mum* Deputy

July
Date: ~~May~~ 19, 2011



DAVID W. ROSS



LINDA K. ROSS


Acknowledgment of Notary Public

State of Colorado)

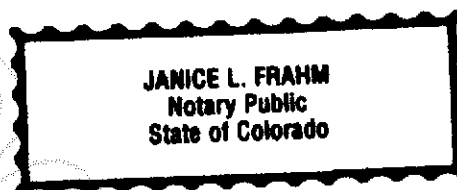
County of El Paso)

I certify that I know or have satisfactory evidence that **DAVID W. ROSS AND LINDA K. ROSS** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal on ~~May~~ July 19, 2011



Notary Public for the State of Colorado
Residing at _____
My commission expires 4/9/2014
Printed Name Janice L. Frahm



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Exhibit "A"

Parcel A:

That portion of Government Lot 5 in Section 30, Township 33 North, Range 5 East W.M., described as follows:

Beginning at a point on the South line of said Lot 5, 914.78 feet, West of the Southeast corner thereof, the South line of said Lot 5 bears North 88°35' West; thence North 1°25' East 29.03 feet; thence North 31°32'30" West 347.72 feet; thence North 21°07'44" West 64.97 feet to the North line of the State Fisheries Access Area; thence South 88°35' East 125.0 feet; thence North 12°22' West 50.74 feet to the true point of beginning; thence North 12°22' West 50.74 to the projection East of an existing woven wire fence line; thence North 88°48' West along said woven wire fence line and the projection thereof, 152.55 feet to the shore line of Lake McMurray; thence South 12°30' West along the shore line of said Lake McMurray, 50.2 feet; thence South 88°35' East 164.7 feet to the true point of beginning.

Parcel "B":

That portion of Government Lot 5 in Section 30, Township 33 North, Range 5 East W.M., described as follows:

Beginning at a point on the South line of said Lot 5, 914.78 feet, West of the Southeast corner thereof, the South line of said Lot 5 bears North 88°35' West; thence North 1°25' East 29.03 feet; thence North 31°32'30" West 34347.72 feet, thence North 21°07'44" West 64.97 feet to the North line of the State Fisheries Access Area; thence South 88°35' East 125.0 feet to the true point of beginning; thence North 12°22' West 50.74 feet; thence North 88°35' West 164.7 feet to the shore line of Lake McMurray; thence South 1°25' West along the shore line of said Lake McMurray 49.58 feet to the North line of said State Fisheries Area; thence South 88°35' East long said State Fisheries Area North line 185.6 feet to the true point of beginning.

SUBJECT TO road easement granted to Hortense A. Cook by document dated March 20, 1940, and recorded under Skagit Auditor's File no. 323081; AND SUBJECT TO transmission line easement granted to Puget Sound Power & Light Company by document dated May 19, 1948, and recorded under Skagit Auditor's File No. 418329.



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