

When recorded return to:

Mr. Matthew R. Guest, Ms. Kristine A. Berry
3319 G Avenue
Anacortes, WA 98221



201108260062
Skagit County Auditor

8/26/2011 Page 1 of 2 12:57PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 139851-SAE

139851-SAE
LAND TITLE OF SKAGIT COUNTY

Grantor: Shirley C. Pomeroy
Grantee: Matthew R. Guest and Kristine A. Berry
Tax Parcel Number(s): P68436/3982-000-002-0103
Abbreviated Legal: Ptn-Lots 1 & 2, Rancho San Juan Del Mark Sub. No. 11.

Statutory Warranty Deed

THE GRANTOR(S) SHIRLEY C. POMEROY, AN UNMARRIED INDIVIDUAL for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MATTHEW R. GUEST, AN UNMARRIED INDIVIDUAL AND KRISTINE A. BERRY, AN UNMARRIED INDIVIDUAL GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

For Full Legal See Attached Exhibit "A"

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. 139851-SAE.

^{19th}
Dated August 18, 2011

Shirley C. Pomeroy
Shirley C. Pomeroy

²⁵⁷⁴
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 26 2011

Amount Paid \$ 5,168.00
Skagit Co. Treasurer
By ME Deputy

STATE OF Nevada }
COUNTY OF Washoe } SS:

I certify that I know or have satisfactory evidence that Shirley C. Pomeroy

the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 08/19/2011

Kacie Collier

Notary Public in and for the State of Nevada
Residing at Reno NV
My appointment expires: 08/23/2014

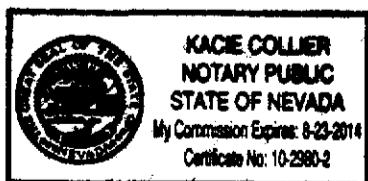


EXHIBIT A

PARCEL "A":

Lot 1, EXCEPT the North 26 feet thereof, AND Lot 2, EXCEPT the South 103.42 feet thereof, as measured along the West line of said Lots 1 and 2, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11," as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 2, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11," as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said Lot 2;
thence North 10°28'30" West, 105.15 feet along said East line to the intersection of the North line of the South 103.42 feet, as measured along the West line of said Lot 2;
thence North 89°01'10" West along said North line 42.61 feet to a fence as it existed on October 5, 1988 and the TRUE POINT OF BEGINNING;
thence South 0°49'11" West along said fence 2.83 feet;
thence South 87°49'11" West along said fence 55.72 feet;
thence North 9°11'42" West along said fence, 6.00 feet to the before-mentioned North line;
thence South 89°01'10" East along said North line 56.70 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

An undivided 1/23rd interest in the North 26 feet of Lot 1, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11," as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington.

EXCEPT the North 6 feet thereof.

Situate in the County of Skagit, State of Washington.



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