

AFTER RECORDING MAIL TO:  
Michael D Feist & Zeffarie Feist  
5052 Lake Erie Way  
Anacortes, WA 98221



201111210119  
Skagit County Auditor

11/21/2011 Page 1 of 3 3:30PM

CHICAGO TITLE

620014247

Filed for Record at Request of: Pinnacle Northwest Escrow, LLC  
Escrow Number: 1111928  
Title Number: 620014267 \*\*Chicago Title Company\*\*

Statutory Warranty Deed

Assessor's Tax Parcel Number(s): 34011200040001

THE GRANTOR, ING Bank, FSB, for and in consideration of \$478,000.00 in hand paid, conveys and warrants to:

Michael D. Feist and Zeffarie Feist, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Legal Description: ptn. Gov't Lot 1 12-34-1 and ptn. 11-34-1

See Attached Exhibit A

SUBJECT TO: Any and all items disclosed of the public record or on a commitment of title, including without limitation any agreements, conditions, covenants, declarations, easements, notices, rights, reservations, and/or restrictions which are incorporated herein as if fully set forth.

ING Bank, FSB

Thomas W. Driver  
Vice President

Keystone Asset Management, Inc  
as attorney in fact for  
ING Bank FSB.

Dated: November 14th

STATE OF Pennsylvania }  
COUNTY OF Montgomery } SS:

I certify that I know or have satisfactory evidence that Thomas W. Driver is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she had the authority to and was therefore authorized to execute the within and foregoing instrument and acknowledged it to be free and voluntary act and deed of said Grantor ING Bank, FSB, for the uses and purposes mentioned in the instrument.

Dated: 11/14/11

Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20113533  
NOV 21 2011

Amount Paid \$ 8513.<sup>40</sup>  
Skagit Co. Treasurer  
By mlm Deputy

NOTARIAL SEAL  
ELIZABETH FAHEY  
Notary Public  
LANSDALE BORO. MONTGOMERY CNTY  
My Commission Expires Apr 10, 2013

## Exhibit "A"

### PARCEL A:

That portion of Government Lot 1, Section 12, Township 34 North, Range 1 East of the Willamette Meridian, lying Westerly of Heart Lake County Road and Northeasterly of the following described line:

Beginning at a point on the West line of said County Road that is 50 feet North of the South line of said Government Lot 1, as measured at right angles to said South line;  
Thence Northwesterly along the Westerly line of said County Road 650 feet to the true point of beginning of said line;  
Thence South  $88^{\circ}34'30''$  West parallel to the South line of said Government Lot to the Westerly line of said Government Lot, the terminal point of said line.

Situated in Skagit County, Washington.

### PARCEL B:

That portion of Section 11, Township 34 North, Range 1 East of the Willamette Meridian, lying East of the following described line:

Commencing at the section corner common to Sections 1, 2, 11 and 12, Township 34 North, Range 1 East of the Willamette Meridian;  
Thence North  $0^{\circ}19'30''$  East along the West line of said Section 1, 188.25 feet;  
Thence North  $84^{\circ}21'30''$  East 163.07 feet to the true point of beginning of the line herein described;  
Thence South  $21^{\circ}11'30''$  West to the shore of Lake Erie and the terminus of said line;

EXCEPT from the above described parcels those portions thereof designated as Parcels D and E, more particularly described as follows:

### PARCEL D:

All those portions of Sections 1, 2, 11 and 12, Township 34 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing at the section corner common to the aforesaid sections;  
Thence North  $0^{\circ}19'30''$  East along the West line of said Section 1, 188.25 feet to a point hereinafter designated as Point A;  
Thence North  $84^{\circ}21'30''$  East 51.00 feet to the true point of beginning of this description;  
Thence continue North  $84^{\circ}21'30''$  East 112.07 feet;  
Thence South  $21^{\circ}11'30''$  West to the shore of Lake Erie;



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## Exhibit "A" continued

Thence Westerly along said shore to a point that lies South 21°11'30" West from the said true point of beginning;  
Thence North 21°11'30" East to a point on the North line of an existing gravel driveway that bears South 21°11'30" West a distance of approximately 187 feet from the said true point of beginning;  
Thence Westerly along the North line of said driveway approximately 120 feet to the center of a small creek;  
Thence Northeasterly along the centerline of the most Easterly branch of said creek to a point that lies 76.26 feet distant and South 77°40'39" West from Point "A" previously designated;  
Thence North 77°40'39" East a distance of 76.26 feet to Point "A" previously designated;  
Thence North 84°21'30" East 51.00 feet to the true point of beginning.

### PARCEL E:

That portion of Government Lot 1, Section 12, Township 34 North, Range 1 East of the Willamette Meridian, described as follows:  
Beginning at a point on the West road margin of Heart Lake County Road that is 50 feet North (as measured at right angles) of the South line of said Government Lot 1;  
Thence Northwesterly along the West line of said County Road 650 feet to the true point of beginning;  
Thence South 88°34'30" West 370 feet, more or less, to the shore of Lake Erie;  
Thence Northerly and Westerly along the shore of Lake Erie 100 feet;  
Thence Northeasterly to a point on the West road margin of said Heart Lake County Road that is 300 feet Northerly of the true point of beginning (as measured along the Westerly road margin of said County Road);  
Thence Southerly along the Westerly road margin of said County Road 300 feet to the true point of beginning.

Situated in Skagit County, Washington



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