



201111300083
Skagit County Auditor

11/30/2011 Page 1 of 4 2:03PM

Return Address:

LSI – North Recording Division
5039 Dudley Blvd
McClellan, CA 95652

ELS# 12888622

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document **must** be filled in)

- 1. Warranty Deed

Grantor(s) (Last name, first name, initials)

- 1. David L Richter
- 2. Cinde L Richter

Additional names on page ___ of document.

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page ___ of document

Grantee(s) (Last name first, then first name and initials)

- 1. Bank of America NA
- 2. Recontrust Company as Trustee
- 3. Mortgage Electronic Registration Services Inc as Nominee

Richter, David L. and Cindel

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Parcel "A" that portion of the E 1/2 of the Sw 1/4 of section 13, Township 35 N, Range 4 E W.M., Skagit County

Additional legal is on **Exhibit A** of document.

Assessor's Property Tax Parcel/Account Number Assessor Tax # not yet assigned

350413 300400 00

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantors' hands this the 1st day of November, 2011.

David L Richter

DAVID L. RICHTER

Cinde L Richter

CINDE L. RICHTER

State of Washington

County of Skagit

)
ss.
)

The foregoing instrument was hereby acknowledged before me this 16th day of November 2011, 2011, by DAVID L. RICHTER and CINDE L. RICHTER, and I certify that I know or have satisfactory evidence the they 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 for the uses and purposes mentioned in this instrument.

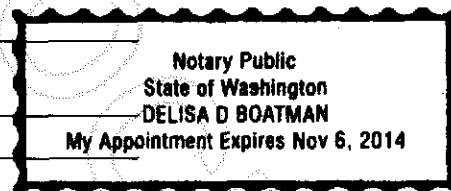
Delisa D Boatman

Notary Public in and for the State of Washington

Printed Name: Delisa D Boatman

Residing At: Bellingham

My commission expires: 11/16/2014



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This document prepared by
Express Legal Dox, LLC
5525 110th Ave. North, Ste. L208
Pinellas Park, FL 33782



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EXHIBIT "A"

Parcel "A" that portion of the East 1/2 of the Southwest 1/4 of Section 13, Township 35 North, Range 4 East W.M., described as follows: Beginning at the Southwest Corner of said Subdivision; thence North 88 degrees 51' 17" East along the South line thereof, 569.00 feet; thence North 1 degree 14' West parallel to the West line of said subdivision a distance of 668.00 feet to the Northeast corner of that certain tract of land Deeded to Frank Holmes by Instrument Recorded under Auditor's File No. 676094, records of Skagit County, Washington; thence South 80 degrees 57' 17" West along the North line of said Holmes Tract a distance of 174 feet to the East line of that certain Tract of land Deeded to Patrick Wedin by Deed recorded under Auditor's File No. 475916, Records of Skagit County, Washington; thence North 1 Degree 14' West Parallel to the West line of said subdivision a distance of 405 feet to the true point of beginning; thence continue North 1 degree 14' West Parallel to the West line of said Subdivision a distance of 405 feet to the true point of beginning; thence continuing North 1 degree 14' West 427.25 feet; thence North 66 degrees 15' 04" East a distance of 251.79 feet, more or less, to the West line of the Burlington Northern Railroad right of way (Formerly Northern Pacific); thence Southerly along the West line of said Railroad Right of way to a point which bears North 88 degrees 57' 17" East from the true point of beginning; thence South 88 degrees 57' 17" West to the true point of beginning. Parcel "B": That portion of the Northeast 1/4 of the Southwest 1/4 of Section 13, Township 35 North, Range 4 East W.M., described as follows: Commencing at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 13; thence North 1 degree 14' West along the West line of the Southeast 1/4 of the Southwest 1/4 and Northeast 1/4 of the Southwest 1/4 of said Section 13, a distance of 1568.00 feet to the Northwest corner of that certain tract of land Deeded to Patrick Wedin by Deed at recorded under Auditor's File No. 475916, records of Skagit County, Washington, being the true point of beginning; thence North 88 degrees 57' 17" East parallel to the South line of said Section 13 a distance of 395 feet; thence South 1 degree 14' East a distance of 67.75 feet; thence North 66 degrees 15' 00" East a distance of 251.79 feet, more or less, to the West line of the Burlington Northern Railroad Right of Way (Formerly Northern Pacific); thence Northerly and Westerly along the West line of said Railroad Right of way of the West line of the Northeast 1/4 of the Southwest 1/4 of said Section 13; thence South 1 degree 14' East a distance of 622.32 feet to the true point of beginning. Situate in the County of Skagit, State of Washington.

Assessor's Parcel No: 350413 300400 00



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