

WHEN RECORDED MAIL TO:
LAW OFFICES OF
RICHARD B. SCHNEIDER, LLC
2455 NW Marshall St., Ste. 11
Portland, OR 97210

201202210134
Skagit County Auditor
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Warranty Deed

THE GRANTOR, FLAVIA CARLSON, a married woman as her separate estate, for and in consideration only of the benefits to be derived from conveying the property of Grantor to a revocable trust for her benefit, conveys and warrants all of her interest, an undivided one-half interest to, DAVID Q. CARLSON and FLAVIA CARLSON, Trustees, or their successors in trust, under the CARLSON LIVING TRUST, dated January 10, 2012 and any amendments thereto, all their interest in the following described real estate, situated in the County of Skagit, State of Washington.

See Attached Exhibit 'A' SE SE 30-35-3

Situate in the County of Skagit, State of Washington.

SUBJECT TO easements, conditions, and restrictions of record with Skagit County, Washington

Assessor's Tax Parcel Number: P35053

Dated: January 10, 2012


FLAVIA CARLSON

STATE OF OREGON)
COUNTY OF MULTNOMAH) SS

This instrument was acknowledged before me on January 10, 2012 by FLAVIA CARLSON.


Notary Public

My Commission Expires: 6/10/13

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012432
FEB 21 2012

Amount Paid \$0
Skagit Co. Treasurer
By  Deputy



EXHIBIT 'A'

The East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 35 North, Range 3 East, W.M.,

EXCEPT road;

AND EXCEPT the following described tract:

Beginning at a point on the South line of said Section 30, 165.1 feet West of the Southeast corner;

thence North $20^{\circ}54'$ West 144.35 feet;

thence North $69^{\circ}55'$ East 233.07 feet to the East line of said Section;

thence South $0^{\circ}36'48''$ West along said East line 182.56 feet to the North line of the County road;

thence South $68^{\circ}40'$ West along the North line of County Road 166.1 feet;

thence North $20^{\circ}54'$ West 30.06 feet to the point of beginning.

ALSO EXCEPT that portion lying South and West of the following described line:

Beginning at the Southeast corner of said Section 30, as said point is shown on that certain Record of Survey recorded in Book 6 of Surveys, at pages 75 and 76, under Auditor's File No. 8505090031, records of Skagit County, Washington;

thence North $89^{\circ}40'20''$ West along the South line thereof, a distance of 165.10 feet to the Southwest corner of that certain tract of land conveyed to Mark R. Olson and Carrie A. Olson, husband and wife, by instrument dated July 30, 1991, and recorded under Auditor's File No. 9108020039, records of said County and State, said point being the true point of beginning of said described line;

thence North $20^{\circ}34'20''$ West along the Westerly line of said Olson tract, a distance of 144.35 feet to its Northwest corner;

thence South $83^{\circ}34'01''$ West, a distance of 452.35 feet to a point on the West line of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, said point lying North $0^{\circ}40'34''$ East, a distance of 81.60 feet from the Southwest corner thereof, said point being the end of said described line.

Situate in the County of Skagit, State of Washington.



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