

When recorded return to:

Mr. and Mrs. Ian Marshall
3999 Laura Jo Place
Anacortes, WA 98221



201202290081

Skagit County Auditor

2/29/2012 Page

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2 12:53PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 141134-OAE

LAND TITLE OF SKAGIT COUNTY

Grantor: David M. Larson and Beverly B. Larson

Grantee: Ian Marshall and Pauli Marshall

Tax Parcel Number(s): P68230/3972-000-097-0309

Abbreviated Legal: Ptn Tr. C, Rancho San Juan Del Mar #1 Aka Tr. Y, Rancho San Juan Del Mar #9

Statutory Warranty Deed

THE GRANTOR(S) DAVID M. LARSON AND BEVERLY B. LARSON, HUSBAND AND WIFE for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **IAN MARSHALL AND PAULI MARSHALL, HUSBAND AND WIFE** **GRANTEE(S)** the following described real estate, situated in the County of Skagit, State of Washington

That portion of Tract "C" of "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 1," as per plat recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, shown as Tract "Y" on the face of the Plat of "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 9," as per plat recorded in Volume 8 of Plats, pages 67 and 68, records of Skagit County, Washington, and being more particularly described as follows:

Beginning at the most Northerly corner of Lot 12 of said Plat of "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 1";

thence North 26°39' East 160.73 feet to the Southwesterly line of that certain tract previously conveyed to Richard T. Wheeler and Gloria M. Wheeler, husband and wife by deed recorded under Auditor's File No. 8404160038 and the true point of beginning of this description;

thence South 48°46' East 136.56 feet to the Northwesterly line of Lot 3, "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 9," as per plat recorded in Volume 8 of Plats, pages 67 and 68, records of Skagit County, Washington;

thence South 40°55' West along said Northwesterly line for 130 feet to the most Westerly corner of said Lot 3;

thence North 45°47'30" West along the Northeasterly line of Tract "M" (Laura Jo Place) to a point that bears South 26°39' West from the true point of beginning;

thence North 26°39' East to the true point of beginning.

TOGETHER WITH all that portion of said Tract "C" lying between the Northeasterly boundary of the tract above described and a line 10 feet Southeasterly of the shore of Lake Chiquita and between the Northeasterly and Southeasterly lines of said tract produced.

Situate in the County of Skagit, State of Washington.

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. 141134-OAE.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012530

FEB 29 2012

LPB 10-05(i-1)
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Amount Paid \$ 9261
Skagit Co. Treasurer
By *mm* Deputy

Dated February 16, 2012

David M. Larson
David M. Larson

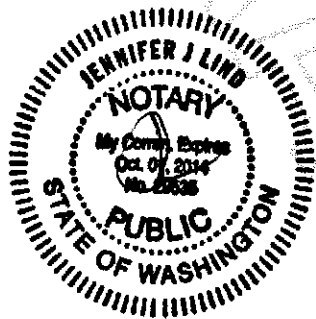
Beverly B. Larson
Beverly B. Larson

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **David M. Larson and Beverly B. Larson**

the person who appeared before me, and said person acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 2.21.12



Jennifer J. Lind
Notary Public in and for the State of WA

Residing at BDW

My appointment expires: 10/01/2014



201202290081
Skagit County Auditor