

AFTER RECORDING MAIL TO:

Barbara Joan Clemons Separate Property T  
5351 Timber Ridge Drive  
Mount Vernon, WA 98273



201203060029  
Skagit County Auditor

3/6/2012 Page 1 of 4 11:01AM

LAND TITLE OF SKAGIT COUNTY

138723-F  
Filed for Record at Request of:  
First American Title Insurance Company

P 125458

Space above this line for Recorders use only

## STATUTORY WARRANTY DEED

File No: 4222-1818397 (DR)

Date: February 26, 2012

Grantor(s): **Bernard Federspiel and Shannon Federspiel and Glen Federspiel and Dorothy Federspiel**

Grantee(s): **Barbara Joan Clemons Separate Property T**

Abbreviated Legal: *Lot 246, Skagit Highlands Div V (Phase 1).*

Additional Legal on page:

Assessor's Tax Parcel No(s): **4915-000-246-0000**

**THE GRANTOR(S) Bernard Federspiel and Shannon Federspiel, as tenants in common and each as their separate property, and Glen Federspiel and Dorothy Federspiel, husband and wife** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Barbara Joan Clemons Separate Property T**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

*See Attached Exhibit 'A'*

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012600

MAR 06 2012

Amount Paid \$ 2853  
Skagit Co. Treasurer  
By *mm* Deputy

LPB 10-05

Bernard Federspiel by Dorothy Federspiel as  
Bernard Federspiel by Dorothy Federspiel as Attorney in fact  
Attorney In Fact

Shannon Federspiel  
Shannon Federspiel

Glen Federspiel  
Glen Federspiel

Dorothy Federspiel  
Dorothy Federspiel

STATE OF Washington )

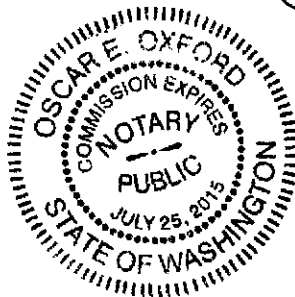
)-ss

COUNTY OF King )

I certify that I know or have satisfactory evidence that **Shannon Federspiel**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/29/2012

Oscar E. Oxford  
Notary Public in and for the State of Washington

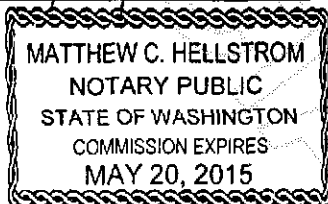
Residing at: UnareMy appointment expires: 7.25.2015

201203060029

Skagit County Auditor

STATE OF Washington )  
 )-ss  
COUNTY OF Spokane )

I certify that I know or have satisfactory evidence that **Glen Federspiel and Dorothy Federspiel**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

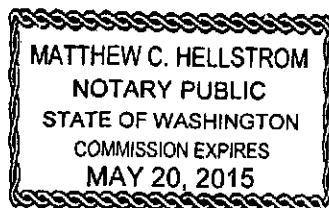
Dated: 2/27/12

Matthew Hellstrom  
Notary Public in and for the State of Washington  
Residing at: Spokane  
My appointment expires: May 20, 2015

STATE OF Washington )  
 )-ss  
COUNTY OF Spokane )

On this **Twenty-seventh day of February, 2012**, before me personally appeared **Dorothy Federspiel** to me known to be the individual who executed the foregoing instrument as Attorney in Fact for **Bernard Federspiel** and acknowledged that he/she signed the same as his/her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.



Matthew Hellstrom  
Notary Public in and for the State of Washington  
Residing at: Spokane  
My appointment expires: May 20, 2015



**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**Lot 246, "PLAT OF SKAGIT HIGHLANDS DIVISION V(PHASE 1)," as per plat recorded on December 21, 2006, under Auditor's File No. 200612210067, records of Skagit County, Washington.**

**Situate in the County of Skagit, State of Washington.**



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Skagit County Auditor