



201203220085
Skagit County Auditor

3/22/2012 Page 1 of 4 3:27PM

201203060029
Skagit County Auditor

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

AFTER RECORDING MAIL TO:

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

LAND TITLE OF SKAGIT COUNTY
138723-F
P 125458

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

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 Trust

Abbreviated Legal: Lot 244, Skagit Highlands Div I (Phase 1).

Additional Legal on page:

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

*re-recorded to correct grantee name

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 Trust, the following described real estate, situated in the County of Skagit, State of Washington. *Trust

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
2012760
MAR 22 2012

Amount Paid \$
Skagit Co. Treasurer
By *hmm*
Deputy

Page 1 of 3

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012600
MAR 06 2012
Amount Paid \$ 2853.
By *Shannon*
Skagit Co. Treasurer
Deputy

LFB 10-05

Bernard Federspiel by Dorothy Federspiel as
Attorney in Fact

Shannon Federspiel
Shannon Federspiel

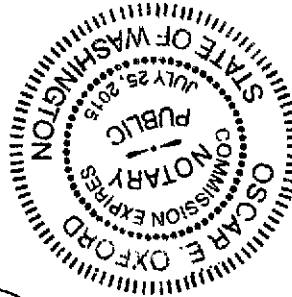
Glen Federspiel
Glen Federspiel

Dorothy Federspiel
Dorothy Federspiel

STATE OF Washington
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.

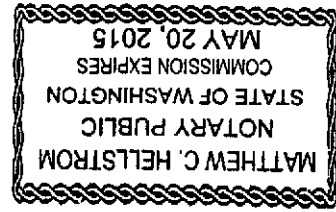
Dated: 2/29/2012



Notary Public in and for the State of Washington
Residing at: Minne
My appointment expires: 7.25.2015



Skagit County Auditor

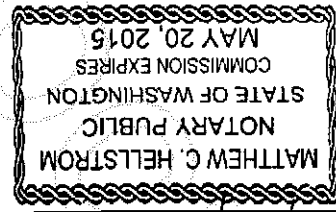


Notary Public in and for the State of Washington
Residing at: *Spokane*
My appointment expires: *May 20, 2015*

On this **Twenty-seventh day of February, 2012**, before me personally appeared **Dorothy Federspiel** and acknowledged that he/she signed 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 C. Hellstrom



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

I certify that I know or have satisfactory evidence that **Glen Federspiel and Dorothy Federspiel**, (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/his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *2/27/12*

STATE OF Washington)
COUNTY OF Spokane)
(-ss-)

STATE OF Washington)
COUNTY OF Spokane)
(-ss-)

EXHIBIT A

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

Lot 246, "PLAT OF SKAGIT HIGHLANDS DIVISION (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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