

When recorded return to:

Amber Hunter
Joshua Hunter
11538 Marine Drive
Anacortes, WA 98221



201203290057
Skagit County Auditor

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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 141616-OE

Grantor: John C. Hunter and Andrew C. Hunter, as Co-Personal Representatives of The Estate of Joe E Hunter

Grantee: Amber Hunter and Joshua Hunter

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR JOHN C. HUNTER and ANDREW C. HUNTER, as Co-Personal Representatives of the Estate of Joe E Hunter, deceased, in Skagit County Superior Court under Probate Cause No. 12-4-00044-1 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to AMBER HUNTER and JOSHUA HUNTER, wife and husband the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Tr. B & Vac. Rd. Adj. Rancho San Juan Del Mar No. 1.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 3972-000-096-0300, P68223

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. 141616-OA.

Dated March 27, 2012

2012847
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 29 2012

John C. Hunter and Andrew C. Hunter, as Co-Personal Representatives of The Estate of Joe E. Hunter

Amount Paid \$ 4377.00
By Skagit Co. Treasurer
IF Deputy

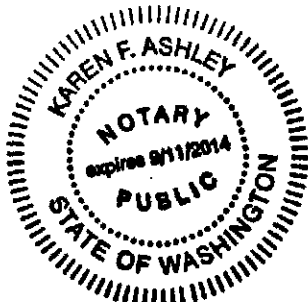
By: Andrew C. Hunter, Co-Personal Representative

By: John C. Hunter, Co-Personal Representative

STATE OF Washington }
County of Skagit }, SS:

I certify that I know or have satisfactory evidence that John C. Hunter and Andrew C. Hunter signed this instrument, on oath stated that They are authorized to execute the instrument and acknowledged it as the Co-Personal Representatives of The Estate of Joe E. Hunter, deceased, Skagit County Superior Court under Probate Cause No. 12-4-00044-1 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 27, 2012



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: September 11, 2014

EXHIBIT A

Schedule "A-1"

141616-OA

DESCRIPTION:

That portion of Tract B and of the vacated road adjacent thereto, "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 1", as per plat recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at a point 212.08 feet South and 342.99 feet West of the Northeast corner of said Tract B (the North line of Tract B bears North 89°14' West);
thence North 65°01' West 72.16 feet, more or less, to the boundary of that certain tract of land conveyed to Leonard K. Swalwell and Minnie Jo Swalwell, his wife, by deed dated October 16, 1958 and recorded November 19, 1958, under Auditor's File No. 573060;
thence South 33°22' West along the Southerly boundary of said Swalwell Tract, 241.06 feet to the East line of a 40.00 foot reserved roadway;
thence South 32°52' East along said reserved road line 28.37 feet;
thence South 80°18' East along said reserved road line 82.11 feet, more or less, to the Southwest corner of Lot 26 of said plat, "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 1", as per plat recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington;
thence North 38°16' East along the Westerly line of said Lot 26, 100 feet;
thence North 3°45' West 30.00 feet to the centerline of the vacated roadway;
thence North 86°15' East along said vacated road centerline 38.02 feet to the point of curve of a 20° curve to the right;
thence following said 20° curve line 151.0 feet, more or less, to a point which bears South 50°37' East 190.0 feet from the point of beginning;
thence North 50°37' West 190.0 feet to the point of beginning.

TOGETHER WITH that portion of vacated road adjacent thereto in Rancho San Juan del Mar, Subdivision No. 1, described as follows:

Beginning at a point 100.00 feet North 38°16' East from the Southwest corner of Lot 26;
thence North 3°45' West, 30 feet to the centerline of the vacated roadway;
thence North 86°15' East along said vacated road centerline to a point 40.38 feet North 38°16' East from the point of beginning;
thence South 38°16' West, 40.38 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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