

When recorded return to:

Mr. and Mrs. Charles W. Rowland
17939 Valley Ridge Lane
Mount Vernon, WA 98274

201205040078
Skagit County Auditor
5/4/2012 Page 1 of 2 3:44PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 142043-SE

Grantor: John F. Shepard, Jr. and Kimberly Ward Shepard
Grantee: Charles W. Rowland and Maureen O. Rowland

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR JOHN F. SHEPARD JR. and KIMBERLY WARD SHEPARD, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CHARLES W. ROWLAND and MAUREEN O. ROWLAND, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

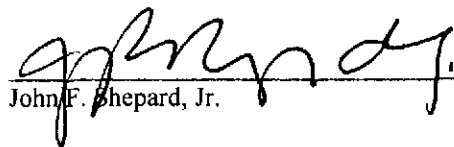
Abbreviated Legal: Lot 2, SP #90-35; Ptn SW 1/4 SW 1/4, 33-34-4 E W.M.


SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340433-3-004-0502, P95583

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. 142043-SE.

Dated May 2, 2012


John F. Shepard, Jr.

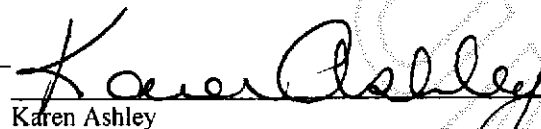

Kimberly Ward Shepard

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John F. Shepard, Jr. and Kimberly Ward Shepard the person(s) who appeared before me, and said person(s) 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: May 3, 2012




Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121283

MAY 04 2012

Amount Paid \$ 5612.⁰⁰
Skagit Co. Treasurer
By *mlm* Deputy

EXHIBIT A

Lot 2 of Skagit County Short Plat No. 90-35, approved August 20, 1990, recorded August 22, 1990, in Book 9 of Short Plats, page 254, under Auditor's File No. 9008220012, being a portion of the West 330 feet of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 34 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the South 322.67 feet of Lot 3 of the above-described Short Plat.

Situate in the County of Skagit, State of Washington.

