

When recorded return to:
Equity Trust Company dba Sterling Trust Company
FBO Michael V. Fohn SEP-IRA 019670
1101 Wooded Acres Suite 120
Waco, TX 76710



201205160065
Skagit County Auditor

5/16/2012 Page 1 of 4 1:52PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015486

CHICAGO TITLE
620015486

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marlys Kirkby Schesser, a single person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Equity Trust Company dba Sterling Trust Company FBO
Michael V. Fohn SEP-IRA 019670

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

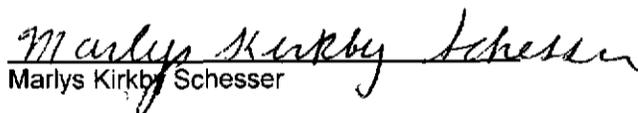
Lot(s): PTN GOV. LOT 1 25-36-02

Tax Parcel Number(s): P47043, 360225-0-081-0009

Subject to: Covenants, conditions, restrictions and easements of record:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 9, 2012


Marlys Kirkby Schesser

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121394
MAY 16 2012

Amount Paid \$ 4455.⁰⁰
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

COCONINO COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

MARLYS KIRKBY SCHESSER
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: May 11 2012

Marcie K. Paleck
Name: MARCIE K. PALECK
Notary Public in and for the State of WASHINGTON
Residing at: MOULT VERNON, WA
My appointment expires: October 15 2012

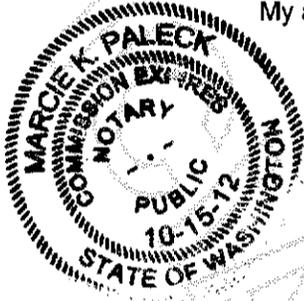


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P47043 and 360225-0-081-0009

Portion of Government Lot 1, Section 25, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point which bears from the Southwest corner of said Government Lot as follows:

North 0 degrees 19' 1,010 feet;

South 89 degrees 41' East 400 feet and South 89 degrees 16' East 114 feet;

Thence from said point of beginning running South 70 feet;

Thence North 89 degrees 16' West 50 feet;

Thence North to the shore of Bellingham Bay;

Thence Easterly along the shore of Bellingham Bay to a point due North of the point of beginning;

Thence South to the point of beginning.

Situated in Skagit County, Washington



201205160065
Skagit County Auditor

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 21, 1915
Auditor's No(s): 111204, records of Skagit County, Washington
In favor of: Elmer Scott
For:

A perpetual easement to use a certain private road now in use, Easterly from the county road to said grantors house and extending to the premises hereby conveyed, it being agreed that there shall be but one gate maintained upon said private road

Note: Exact location and extent of easement is undisclosed of record.

2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
3. Assessments, if any, levied by Samish Farms Water Association.
4. City, county or local improvement district assessments, if any.

Skagit County Right to Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

