



201205310092

Skagit County Auditor

5/31/2012 Page 1 of 4 12:49PM

When recorded return to:

Mr. Brian C. Rindal, Mr. and Mrs. Jeffrey F. Rindal
21368 Bulson Road
Mount Vernon, WA 98274

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 142247-SE

Grantor: Shriners Hospitals for Children, a Non-Profit Colorado Corporation
a/k/a Shriners Hospitals for Children, a Washington Non-Profit Corporation
Grantee: Brian C. Rindal, Jeffrey F. Rindal and Teresa T. Rindal

LAND TITLE OF SKAGIT COUNTY

SPECIAL WARRANTY DEED

(Not Statutory)

THE GRANTOR SHRINERS HOSPITALS FOR CHILDREN, a Non-Profit Colorado Corporation registered to do business in Washington, which also shows of record as SHRINERS HOSPITALS FOR CHILDREN, a Washington Non-Profit Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells and conveys to BRIAN C. RINDAL, a single man, as his separate property and JEFFREY F. RINDAL and TERESA T. RINDAL, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SE 1/4 Of NE 1/4 Of NE 1/4, 20-33-4 E W.M.

Property address: 21166 Bulson Road, Mount Vernon, WA 98274
SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 330420-1-011-0008, P16965

Grantor specially warrants and will forever defend the title to said property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under the Grantor herein, but not otherwise.

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. 142247-SE.

Dated May 30, 2012

Shriners Hospitals for Children, a Non-Profit Colorado Corporation,
a/k/a Shriners Hospitals for Children, a Washington Non-Profit Corporation

pmc

By: John P. McCabe, Executive Vice President

By: Laurie A. Spizler, Vice President, Legal



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121559

MAY 31 2012

Amount Paid \$ 2075.00
Skagit Co. Treasurer
By MG Deputy

Notary attached to Special Warranty Deed Page 2 of 2, Escrow No. 142247-SE

STATE OF FLORIDA }
County of HILLSBOROUGH } SS:

I certify that I know or have satisfactory evidence John P. McCabe and Laurie A. Spieler, the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated they authorized to execute the instrument and is Executive Vice President & Vice President, legal, respectively, of Shriners Hospital For Children, a Non-Profit Colorado* to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument. They** *Corporation registered to do business in Washington, which also shows of record as Shriners Hospitals for Children, a Washington Non-Profit Corporation ** are personally known to me.

Dated: May 30, 2012 [Signature]

Notary Public in and for the State of Florida
Residing at Clearwater, Fla
My appointment expires:



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EXHIBIT A

ATTACHED TO SPECIAL WARRANTY DEED

Schedule "A-1"

142247-SE

DESCRIPTION:

PARCEL "A":

Beginning at a point 172 feet South of the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 33 North, Range 4 East, W.M.; thence South 100 feet; thence West 217.8 feet; thence North 100 feet; thence East 217.8 feet to a point of beginning,

EXCEPT the County road along the East line thereof,

EXCEPT that portion described as follows:

Beginning at the Southeast corner of the South 244.00 feet of the North 416.00 feet of the East 1/4 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 33 North, Range 4 East, W.M.; thence North 1°56'51" East 144.00 feet along the East line of the said Northeast 1/4 to the South line of the North 100.00 feet of said South 244.00 feet; thence North 87°47'42" West, 30.00 feet along said South line to the Westerly right of way margin of Bulson Road, a County road, being the Southeast corner of that certain parcel conveyed to U.S. Bank of Washington, as Trustees for Mary April Brandt, deceased, and to Shriners Hospital for Crippled Children, by Statutory Warranty Deed of Personal Representative with Non-Intervention Powers, recorded under Skagit County Auditor's File No. 9602230138, and also being the true point of beginning; thence continue North 87°47'42" West 187.80 feet along said South line to the West line of the East 217.80 feet of said subdivision, and being the Southwest corner of said parcel described on document recorded under Skagit County Auditor's File No. 9602230138; thence North 1°56'51" East 15.00 feet along said West line; thence South 87°47'42" East 36.76 feet; thence South 2°12'18" West 11.70 feet, more or less, to an existing East-West fence line; thence South 87°14'23" East 151.10 feet, more or less, along said fence line to said Westerly right of way margin of Bulson Road at a point bearing North 1°56'51" East from the true point of beginning; thence South 1°56'51" West 1.83 feet along said Westerly right of way margin, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Beginning at the Southeast corner of the South 244.00 feet of the North 416.00 feet of the East 1/4 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 33 North, Range 4 East, W.M.; thence North 1°56'51" East 144.00 feet along the East line of the said Northeast 1/4 to the South line of the North 100.00 feet of said South 244.00 feet;



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DESCRIPTION CONTINUED:

PARCEL "B" continued:

thence North $87^{\circ}47'42''$ West, 30.00 feet along said South line to the Westerly right of way margin of Bulson Road, a County road, being the Southeast corner of that certain parcel conveyed to U.S. Bank of Washington, as Trustees for Mary April Brandt, deceased, and to Shriners Hospital for Crippled Children, by Statutory Warranty Deed of Personal Representative with Non-Intervention Powers, recorded under Skagit County Auditor's File No. 9602230138;

thence continue North $87^{\circ}47'42''$ West 187.80 feet along said South line to the West line of the East 217.80 feet of said subdivision, and being the Southwest corner of said parcel described on document recorded under Skagit County Auditor's File No. 9602230138;

thence North $1^{\circ}56'51''$ East 15.00 feet along said West line to the true point of beginning;

thence continue North $1^{\circ}56'51''$ East 85.00 feet along said West line to the North line of said South 244.00 feet, also being the Northwest corner of said parcel described on document recorded under Skagit County Auditor's File No. 9602230138;

thence North $87^{\circ}47'42''$ West 17.38 feet, more or less, along said North line to an existing North-South fence line;

thence South $1^{\circ}56'51''$ West 85.00 feet, more or less, along said fence line to a point bearing North $87^{\circ}47'42''$ West from the true point of beginning;

thence South $87^{\circ}47'42''$ East 17.38 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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