



201207120046
Skagit County Auditor

7/12/2012 Page 1 of 2 12:49PM

When recorded return to:

Mr. Kenneth D. Osborn
P.O. Box 1234
Mount Vernon, WA 98273

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 143001-OE

Grantor: Acorn Land Holdings of Mount Vernon, LLC
Grantee: Kenneth D. Osborn
LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR ACORN LAND HOLDINGS OF MOUNT VERNON, LLC, a Florida Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KENNETH D. OSBORN, a single man the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn S 1/2 Of NW 1/4 & Ptn SW 1/4 & Ptn SW 1/4 Of SE 1/4 , 32-34-5 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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. 143001-OE.

Tax Parcel Number(s): 340532-2-003-0000, P30581, 340532-2-004-0009, P30583, 340532-3-003-0008, P30585, 340532-3-007-0004, P30592, 340532-4-003-0006, P30596, 340532-3-001-0000, P30584

Dated July 9, 2012

Acorn Land Holdings of Mount Vernon, LLC, a Florida Limited Liability Company

David Fahmie Sr.
By: David Fahmie, Sr., Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20122074
JUL 12 2012
Amount Paid \$ 5701.⁰⁰
By MAM Skagit Co. Treasurer
Deputy

STATE OF Florida)
County of Indian River) SS:

I certify that I know or have satisfactory evidence David Fahmie, Sr.

_____ the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated He is authorized to execute the instrument and is Manager of Acorn Land Holdings of Mount Vernon, LLC, a Florida* to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.
*Limited Liability Company

Dated: July 11, 2012

Josiane A Dixon

Notary Public in and for the State of Florida
Residing at 6300 Highway A1A, New Beach FL 32963
My appointment expires: June 1, 2013

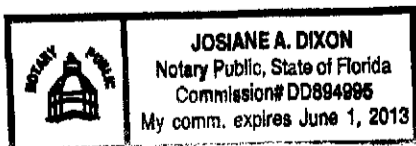


EXHIBIT A

PARCEL "A":

That portion of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ lying Easterly of the centerline of Walker Creek in Section 32, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ lying Easterly of the centerline of Walker Creek in Section 32, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ and the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying Easterly of the centerline of Walker Creek in Section 32, Township 34 North, Range 5 East, W.M.,

EXCEPT the following described tract:

Beginning at the Southwest corner of the Southeast $\frac{1}{4}$ of said Section;
thence South $89^{\circ}47'44''$ East along the South line of said Section, 103.09 feet;
thence North $28^{\circ}17'49''$ West, a distance of 119.06 feet;
thence North $35^{\circ}01'18''$ West a distance of 1467.14 feet to the point of curvature of a curve to the left having a radius of 1000 feet and a central angle of $23^{\circ}44'05''$;
thence 414.25 feet along said curve to a point of compound curvature with a curve to the left having a radius of 1300 feet and a central angle of $11^{\circ}12'53''$;
thence 254.45 feet along the last stated curve to a point on the West line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 32;
thence South $0^{\circ}24'35''$ West along said West line, 393.16 feet to the Southwest corner of said subdivision;
thence continuing South $0^{\circ}24'35''$ West along the West line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 32, 1292.62 feet to the Southwest corner of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence South $89^{\circ}31'09''$ East along the South line of said Section 32, 1336.72 feet to the point of beginning;

EXCEPT that portion thereof lying within the boundaries of the as built and existing county road running along the South line thereof, commonly known as the Walker Valley Road.

TOGETHER WITH a 30 foot wide road and utility easement as delineated on the face of Survey recorded December 22, 1980 under Auditor's File No. 8012220013 in Volume 3 of Surveys, page 88, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXCEPT from Parcels "A" through "C", above any portion within that parcel conveyed by deed under Auditor's File No. 8701230041.

Situate in the County of Skagit, State of Washington.



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