



201209070059
Skagit County Auditor

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FILED FOR RECORD AT REQUEST OF:

John R. Shultz, Attorney at Law
Cascade Professional Center
160 Cascade Place, Suite 211
Burlington, Washington 98233

CHICAGO TITLE
6200/6118

STATUTORY WARRANTY DEED

GRANTOR: LAURENCE A. GHIRARDO and URSULA F. GHIRARDO, husband and wife, as to an undivided ½ interest, and H. RUDI FUCHS (also known as RUDI H. FUCHS) and GERTRUD L. FUCHS, husband and wife, as to an undivided ½ interest

GRANTEE: SKAGIT COUNTY DIKE, DRAINAGE AND IRRIGATION IMPROVEMENT DISTRICT NO. 12, a Washington special purpose district

LEGAL DESCRIPTION: See Page 3 for complete legal description.
ABBREVIATED LEGAL
PTN SE SW ¼ SEC 33 T35N R4E

ASSESSOR'S PROPERTY TAX PARCEL OR ACCOUNT NUMBER: P62682 and P38221

REFERENCE NUMBER OF DOCUMENT ASSIGNED OR RELEASED:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122793
SEP 07 2012

Amount Paid \$ 0
Skagit Co. Treasurer
By MG Deputy

STATUTORY WARRANTY DEED - 1

THE GRANTOR, LAURENCE A. GHIRARDO and URSULA F. GHIRARDO, husband and wife, as to an undivided ½ interest, and H. RUDI FUCHS (also known as RUDI H. FUCHS) and GERTRUD L. FUCHS, husband and wife, as to an undivided ½ interest

for and in consideration of ONE HUNDRED SEVENTY THOUSAND AND 00/100 Dollars (\$170,000.00),


in hand paid, conveys and warrants to

SKAGIT COUNTY DIKE, DRAINAGE AND IRRIGATION IMPROVEMENT DISTRICT NO. 12, a Washington special purpose district,

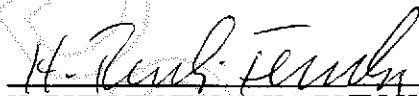
the following described real estate, situated in the County of Skagit, State of Washington:

See Attached Exhibit "A"

DATED this 31st day of July, 2012.


LAURENCE A. GHIRARDO


URSULA F. GHIRARDO


H. RUDI FUCHS (AKA RUDI H. FUCHS)


GERTRUD L. FUCHS

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STATUTORY WARRANTY DEED - 2



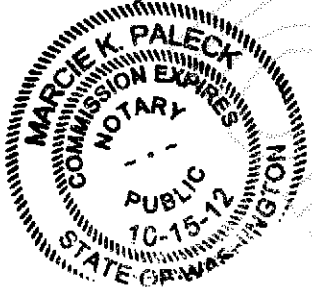
201209070059

Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 31st day of July, 2012, personally appeared before me LAURENCE A. GHIRARDO and URSULA F. GHIRARDO, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the date and year above written.



Signature: _____
Print Name: _____

MARCIE K. PALECK

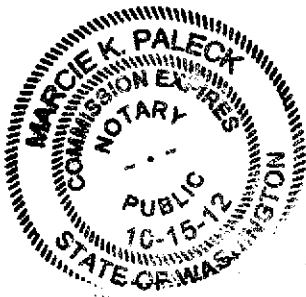
Marcie Paleck

Notary Public for Washington
My Commission Expires: 10/15/12
Residing in Mount Vernon, WA

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 31st day of July, 2012, personally appeared before me H. RUDI FUCHS (also known as RUDI H. FUCHS) and GERTRUD L. FUCHS, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the date and year above written.



Signature: _____
Print Name: _____

MARCIE K. PALECK

Marcie Paleck

Notary Public for Washington
My Commission Expires: 10/15/12
Residing in Mount Vernon, WA

STATUTORY WARRANTY DEED - 3



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Skagit County Auditor

For APN/Parcel ID(s): P62682/3867-000-056-0306 and P38221/350433-0-005-0001

Parcel BLA 2 of Skagit County Boundary Line Adjustment Recorded under Auditor's File Number 201208060082, more particularly described as follows:

All that portion of the following described Parcels A and B, lying easterly of the following described line:

Beginning at the Southeast corner of the Southwest Quarter of Section 33, Township 35 North, Range 4 East, of the W.M.;
Thence South 89° 58' 35" West along the South line of said Southwest Quarter 294.17 feet;
Thence North 38° 34' 24" East, 38.39 feet to a point on the South line of Tract 56, Plat of Burlington Acreage Property, according to the plat thereof, recorded in Volume 1 of Plats, Page 49, records of Skagit County Washington, also being the North line of Rio Vista Avenue, said point also being the True Point of Beginning of said line;
Thence continuing North 38° 34' 24" East, 76.62 feet;
Thence North 00° 01' 21" East, 568.78 feet to the North line of said Tract 56 and the terminus of said line.

Parcel A:

The East 1/2 of Tract 56, Plat of the Burlington Acreage Property, as per the plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Also, that portion of the West 1/2 of Tract 56, Plat of the Burlington Acreage Property, as per the plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, in Section 33, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of said Tract 56, 181.55 feet East of the Southwest corner thereof, then North 42°27'30" East, 380.0 feet;
then North 27°01' East, 284.58 feet;
thence North 42°27'30" East, 90.0 feet to the East line of said West 1/2 of Tract 56;
thence South 0°44'45" West along the East line of said West 1/2 of Tract 56 to the Southeast corner thereof;
thence North 89°29' West along the South line of said Tract 56 to the point of beginning.

TOGETHER WITH that portion of vacated road known as the 'Burlington Acreage Plat Road' that would attach by operation of law.

Situate in Skagit County, Washington.

Parcel B:

The South 40 rods of Government Lot 3 in Section 33, Township 35 North, Range 4 East, W.M., except that portion thereof conveyed to Dike District No. 12 by deed dated April 18, 1961, recorded July 24, 1961, under Auditor's File No. 610278, and except that portion, if any, lying within the North 20 acres of said Government Lot 3, and except mineral rights as reserved in Deed recorded December 14, 1903, in Volume 53 of Deeds, page 236.



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