



201301090030

Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

GENERAL WARRANTY DEED

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq., Attorney At Law, Washington State Bar Number: 16609.

After Recording Return To:

Dan H. Hill
12884 Marine Dr., Anacortes, WA 98221

Commitment Number: 306028

ASSESSOR PARCEL IDENTIFICATION NUMBER:

3982000-003-0003/1068437

ABBREVIATED LEGAL: LOT 3, RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 11.

Exempt: WAC 458-61A-203(1)

Dan H. Hill and Roxanne Hill, Husband and Wife, hereinafter grantors, of **Skagit County, Washington**, as a gift for no consideration paid, grants to **Dan H. Hill**, a married man, as his sole and separate property, hereinafter grantee, whose tax mailing address is **12884 Marine Dr., Anacortes, WA 98221**, with general warranty covenants, all right, title, interest and claim to the following land in the following real property:

SEE ATTACHED EXHIBIT A

Property Address is: 12884 Marine Dr., Anacortes, WA 98221.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **201109300048**

2013 66
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 09 2013

Amount Paid \$ ϕ
Skagit Co. Treasurer
By *MF* Deputy



201301090030
Skagit County Auditor

Executed by the undersigned on 11 - 2, 2012:

Dan H. Hill

Dan H. Hill

Roxanne Hill

Roxanne Hill

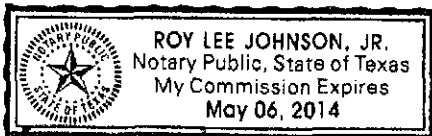
STATE OF Texas
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on Nov 2, 2012 by **Dan H. Hill** and **Roxanne Hill** who are personally known to me or have produced Texas ID as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

Grantee's Name and Address:

Dan H. Hill
12884 Marine Dr., Anacortes, WA 98221
Send tax statement to grantee



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EXHIBIT A (LEGAL DESCRIPTION)

DESCRIPTION:

PARCEL "A":

Lot 3, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11", as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An undivided one-twenty-third interest in and to the following described tract of land:

The North 26 feet of Lot 1, as measured on the West side thereof, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11", as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington,

EXCEPT the North 6 feet thereof.

Situate in the County of Skagit, State of Washington.



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