

When recorded return to:

Mr. and Mrs. Jonathan D. Gross
7036 18th Avenue NW
Seattle, WA 98117



201302250141
Skagit County Auditor

2/25/2013 Page 1 of 2 3:46PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 145310-OE

Grantor: Elaine L. Chuang
Grantee: Jonathan D. Gross and Kristin E. Likus

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR ELAINE L. CHUANG, a single individual, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JONATHAN D. GROSS and KRISTIN E. LIKUS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

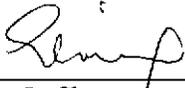
Abbreviated Legal: Lot 19, Marblegate Survey 791547; Ptn 13-35-10 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 351013-2-001-0718, P45261

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. 145310-OE.

Dated February 7, 2013


Elaine L. Chuang

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013624
FEB 25 2013

STATE OF Washington }
COUNTY OF _____ } SS:

Amount Paid \$ 1891.80
Skagit Co. Treasurer
By Mdm Deputy

I certify that I know or have satisfactory evidence that Elaine L. Chuang
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: February 2013



Notary Public in and for the State of Washington
Residing at King County
My appointment expires: NOV 13, 2015



Schedule "A-1"

145310-OE

DESCRIPTION:

That portion of Government Lot 5 and the Southwest ¼ of the Northwest ¼ of Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the West ¼ corner of Section 13, Township 35 North, Range 10 East, W.M.;
thence along the East-West center line of said Section, South 88°41'16" East 1,330.33 feet;
thence North 10°06'14" West 432.35 feet to a non-tangent curve whose center bears North 26°50'30" West 600 feet;
thence Northeasterly concave to the Northwest through a central angle of 9°32'57" an arc distance of 100.00 feet to the point of beginning;
thence North 31°00'43" West 865.64 feet to the intersection of a Survey staking line, said intersection also known as Point "D";
thence North 31°00'45" West 40 feet, more or less, to the line of ordinary high water of the Skagit River;
thence Southwesterly along the line of ordinary high water 340 feet, more or less, to a point ling North 33°40'38" West of an angle point on said staking line known as Point "C";
thence South 33°40'38" East 35 feet, more or less, to said Point "C", said point lying South 49°42'28" West 301.54 feet of said Point "D";
thence South 33°40'38" East 784.45 feet to a non-tangent curve whose center bears North 11°02'48" West 600.00 feet;
thence Northeasterly concave to the Northwest through a central angle of 25°20'39" an arc distance of 265.40 feet to the point of beginning, more commonly known as Tract 19 of that certain Survey entitled "Marblegate" as recorded October 1, 1973, under Auditor's File No. 791547, in Volume 1 of Surveys, pages 16 and 17, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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