

When Recorded Return To:

Frances Sharipoff, Trustee  
PO Box 890  
Mt. Angel OR 97362



201304170038  
Skagit County Auditor

4/17/2013 Page 1 of 2 1:05PM

Recorded at the request of:

File Number: 10866-12

STATUTORY WARRANTY DEED

THE GRANTOR Sharipoff Family Trust, Fevrusa Sharipoff as Trustee an Oregon Trust for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Harold Edward King and Janis Kay King, dated April 13, 2012 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 26, Township 35, Range 9; Ptn. Gov. Lot 2

For Full Legal See Attached Exhibit "A"

Subject to Covenants, Conditions, Restrictions and Easements, if any.

Tax Parcel Number(s): 350926-0-019-0017, P44712, 350926-0-010-0008, P44702, 350926-0-008-0010, P44701

Dated this 25 day of 25 May, 2012

GRANTOR: Sharipoff Family Trust, Fevrusa Sharipoff as Trustee

[Signature]  
By: Fevrusa Sharipoff as Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131352

APR 17 2013

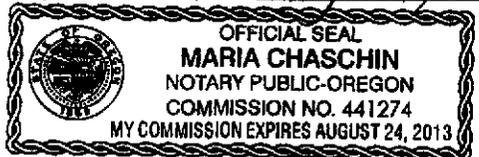
Amount Paid \$ 334471  
Skagit Co. Treasurer  
By MG Deputy

Oregon  
STATE OF ~~WASHINGTON~~  
COUNTY OF ~~SKAGIT~~, SS:  
Marion

I certify that I know or have satisfactory evidence that Fevrusa Sharipoff is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5-25-12

[Signature]  
Notary Public in and for the State of Oregon  
Print Name Maria Chaschin  
My commission expires: Aug 24, 2013



**EXHIBIT A**

**PARCEL "A":**

That portion of Government Lot 2 of Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point 210 feet West of the center of the Southeast  $\frac{1}{4}$  of said Section 26; thence West 170 feet; thence South 217 feet, more or less, to the Northeasterly line of the WM Snyder property; thence Southeasterly parallel to the centerline of Main Street in the Town of Rockport, a distance of 150 feet; thence South 50 feet; thence Southeasterly parallel to said Main Street, a distance of 283 feet, more or less, to the North and South centerline of the Southeast  $\frac{1}{4}$  of said Section 26; thence North 263 feet, more or less, to the Southeast corner of Andy Tom Property; thence West 210 feet; thence North 210 feet to the point of beginning.

**PARCEL "B":**

That portion of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of (sometimes referred to as Government Lot 2) in Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point 210 feet West of the center of the Southeast  $\frac{1}{4}$  of said Section 26; thence West 170 feet; thence South 217 feet, more or less, to the Northeasterly line of the WM Snyder property; thence Southeasterly parallel to the centerline of Main Street in the Town of Rockport 150 feet to the true point of beginning; thence South 50 feet; thence Northwesterly parallel to the centerline of said Main Street to the Southeasterly line of the WM Snyder Property; thence Northerly along said line to the true point of beginning.

**PARCEL "C":**

The North 210 feet of the East 210 feet of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 26, Township 35 North, Range 9 East, W.M.,

EXCEPT from all of the above, that portion conveyed to the State of Washington for highway purposes by deeds recorded February 1, 1954 and March 15, 1954, under Auditor's File Nos. 497715 and 499169, respectively, records of Skagit County, Washington.



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Skagit County Auditor