

When recorded return to:

Mr. Arastou Monjaze

13817 NE 20TH
BELLEVUE, WA 98005



201410060089

Skagit County Auditor

\$79.00

10/6/2014 Page

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8 2:00PM

Filed for Record at Request of

Land Title and Escrow

Escrow Number: 150032-OE ✓

Grantor: Kristine L. Merritt and Alan L. Merritt, Co-Personal Representatives of the Estate of Lester C. Merritt, deceased, Alan L. Merritt, Kristine L. Merritt and Randal C. Merritt, as Successor Co-Trustees of the Evelyn Bernice Merritt Testamentary Trust and MERRITT UPLANDS, LP

Grantee: Arastou Monjaze

Statutory Warranty Deed

LAND TITLE

THE GRANTOR KRISTINE L. MERRITT and ALAN L. MERRITT, as Co-Personal Representatives of the ESTATE OF LESTER C. MERRITT (DECEASED), filed in Skagit County Superior Court under Probate Cause No. 12-4-00167-7; ALAN L. MERRITT, KRISTINE L. MERRITT and RANDAL C. MERRITT as Successor Co-Trustees of the BERNICE MERRITT TESTAMENTARY TRUST; and MERRITT UPLANDS, LP, a Washington Limited Partnership, filed in Skagit County Superior Court Case No. *07-4-0062-3/ for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ARASTOU MONJAZEB, who is also known as AL MONJAZEB, a single man the following described real estate, situated in the County of Skagit, State of Washington: *07-4-00062-3

Abbreviated Legal: Ptn Govt. Lot 1 In 19-35-3 E W.M.; And Ptn Govt. Lot 4 And SW SE Of 18-35-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350318-0-005-0001, P34452, 350319-0-012-0001, P34489, 350319-0-001-0004, P34472, 350319-0-001-0200, P113600

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. 150032-OE.

Dated September 15, 2014

Kristine L. Merritt and Alan L. Merritt, Co-Personal Representatives of the Estate of Lester C. Merritt, deceased, filed in Skagit County Superior Court under Probate Cause No. 12-4-00167-7

Kristine L. Merritt
By: Kristine L. Merritt, Co-Personal Representative

Alan L. Merritt, Kristine L. Merritt and Randal C. Merritt, as Successor Co-Trustees of the Evelyn Bernice Merritt Testamentary Trust, filed in Skagit County Superior Court Case No. 07-4-00062-3

Alan L. Merritt
By: Alan L. Merritt, as Successor Co-Trustee

Randal C. Merritt
By: Randal C. Merritt, as Successor Co-Trustee

2014 3749
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 06 2014

Amount Paid \$ 32045.00
By Skagit Co. Treasurer Deputy

Alan L. Merritt
By: Alan L. Merritt, Co-Personal Representative

Kristine L. Merritt
By: Kristine L. Merritt, as Successor Co-Trustee

MERRITT UPLANDS, LP, a Washington limited partnership

By: Kristine L. Merritt and Alan L. Merritt, Co-Personal Representatives of the Estate of Lester C. Merritt, deceased, filed in Skagit County Superior Court under Probate Cause No. 12-4-00167-7, as General Partner

Kristine L. Merritt
By: Kristine L. Merritt, Co-Personal Representative

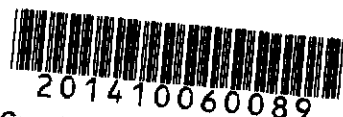
Alan L. Merritt
By: Alan L. Merritt, Co-Personal Representative

By: Alan L. Merritt, Kristine L. Merritt and Randal C. Merritt, as Successor Co-Trustees of the Evelyn Bernice Merritt Testamentary Trust, filed in Skagit Skagit Superior Court Case No. 07-4-00062-3, as General Partner

Alan L. Merritt
By: Alan L. Merritt, as Successor Trustee

Kristine L. Merritt
By: Kristine L. Merritt, as Successor Co-Trustee

Randal C. Merritt
By: Randal C. Merritt, as Successor Co-Trustee



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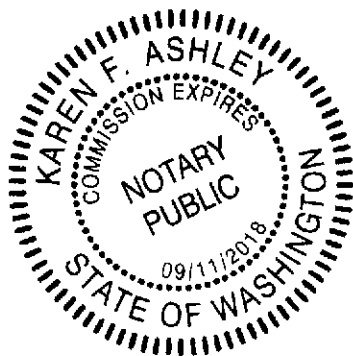
8 2:00PM

\$79.00

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Kristine L. Merritt and Alan L. Merritt
signed this instrument, on oath stated that They are
authorized to execute the instrument and acknowledged it as the Co-Personal Representatives
of The Estate of Lester C. Merritt, deceased, filed in Skagit to be the free and voluntary act of such
County Superior Court under Probate Cause No. 12-4-
00167-7
party for the uses and purposes mentioned in this instrument.

Dated: October 6th 2014



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: September 11, 2018

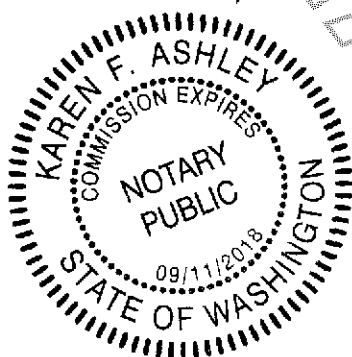


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STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Alan L. Merritt, Kristine L. Merritt and Randal C. Merritt signed this instrument, on oath stated that They are authorized to execute the instrument and acknowledged it as the Successor Co-Trustees of The Evelyn Bernice Merritt Testamentary Trust, filed in Skagit County Superior Court Case No. 07-04-00062-3 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: October 6th 2014



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: September 11, 2018



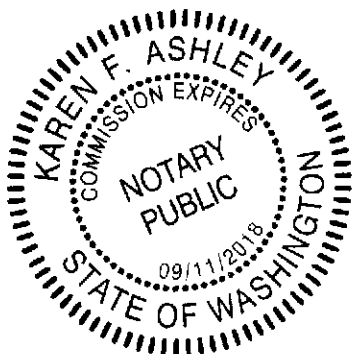
STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Alan L. Merritt, Kristine L. Merritt and
signed this instrument, on oath stated that

Randal C. Merritt They are
authorized to execute the instrument and acknowledged it as the
Successor Co-Trustees

of The Evelyn Bernice Merritt Testamentary Trust, filed in to be the free and voluntary act of such
Skagit County Superior Court Case No. 07-04-00062-3, as
General Partner of MERRITT UPLANDS, LP, a
Washington limited partnership
party for the uses and purposes mentioned in this instrument.

Dated: October 6th 2014



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: September 11, 2018



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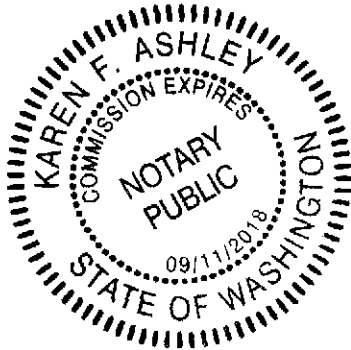
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County of Skagit , SS:

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signed this instrument, on oath stated that

They are
authorized to execute the instrument and acknowledged it as the
Co-Personal Representatives
of The Estate of Lester C. Merritt, deceased, filed in Skagit to be the free and voluntary act of such
County Superior Court under Probate Cause No. 12-4-
00167-7, as General Partner of MERRITT UPLANDS, LP,
a Washington limited partnership
party for the uses and purposes mentioned in this instrument.

Dated: October 6th 2014



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Schedule "A-1"

150032-OE

DESCRIPTION:

Government Lot 1 in Section 19; Government Lot 4 in Section 18; and that portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 18 lying South and West of the Joe Leary Slough; all in Township 35 North, Range 3 East, W.M., EXCEPT the six following described parcels:

1.) Dike, ditch and County road rights-of-way;

2.) Beginning at a point on the South line of said Government Lot 1 that bears North $89^{\circ}54'00''$ West 1,149.34 feet from its Southeast corner; more or less, to the West line of the County road more commonly referred to as the Bayview-Edison Road, said point being on a curve to the right in a Northerly and Easterly direction having a radius of 1,378.14 feet, at which point the tangent to the curve bears North $1^{\circ}20'31''$ East;

thence following along the West side of said road in a Northerly and Easterly direction having a radius of 1,378.14 feet and a central angle of $22^{\circ}19'09''$, an arc distance of 536.85 feet to the true point of beginning;

thence continuing in a Northerly and Easterly direction along said curve to the right having a radius of 1,378.14 feet and a central angle of $11^{\circ}36'18''$, an arc distance of 279.14 feet, more or less, to the most Southerly corner of that tract of land conveyed to John B. Moon and Joyce V. Moon, husband and wife, Grantees from Lester C. Merritt and Evelyn Bernice Merritt, husband and wife, by that instrument dated June 11, 1973 and recorded June 20, 1973 under Auditor's File No. 786810, records of Skagit County, Washington as established from physical survey for Lester C. Merritt by J. A. Newman, Professional Land Surveyor, according to that unrecorded survey map dated March 5, 1973 and description for deed dated March 6, 1973; thence North $38^{\circ}24'54''$ West along the Southwesterly line of said Moon tract and the Northerly projection thereof, a distance of 205.69 feet to the approximate base of a ridge; thence Southerly along the base of said ridge on the following courses and distances: South $35^{\circ}16'57''$ West, 117.26 feet; South $13^{\circ}26'08''$ West, 82.90 feet; South $33^{\circ}11'18''$ West, 81.41 feet; South $17^{\circ}30'04''$ West, 122.42 feet to a point which bears North $75^{\circ}01'43''$ West, a distance of 164.70 feet, more or less, from the point of beginning; thence departing said base of ridge South $75^{\circ}01'43''$ East a distance of 164.70 feet to the point of beginning.

3.) Beginning at a point 1,602 feet West of the Southeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 3 East, W.M.;

thence North 4° West 401.6 feet;

thence West 154.5 feet;

thence South 18° West 432.2 feet;

thence East 311.8 feet to the point of beginning.

4.) Beginning at a point 1,602 feet West of the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 3 East, W.M.;

thence South 4° East 62 feet;

thence Southwesterly on a curve to the left and along the Northerly boundary of the County road 323 feet;

thence North $8^{\circ}20'$ West 214.3 feet;

thence East 311.8 feet to the point of beginning.



DESCRIPTION CONTINUED:

5.) Beginning at the Northeast corner of said Section 19;
thence West along the North line of said subdivision 1,331.31 feet to the Northwest corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 19;
thence South $78^{\circ}47'26''$ West for 2,146.37 feet to the true point of beginning of this description on the Northwesterly margin of Bayview-Edison County Road;
thence North $37^{\circ}39'$ West for 129.01 feet;
thence South $63^{\circ}34'33''$ West for 152.94 feet to the Northeasterly boundary of those premises conveyed to George W. McKay, et al, by Deed dated September 30, 1924, and recorded October 9, 1924, in Volume 134 of Deeds, page 27, records of Skagit County, Washington;
thence South $37^{\circ}39'$ East along said boundary for 192.06 feet to the Northwesterly margin of County road;
thence North $39^{\circ}50'29''$ East along said Northwesterly margin for 153.65 feet to the true point of beginning.

6.) The East 20 acres of said portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying South and West of the Joe Leary Slough, as it existed on January 9, 1984; (the West line of said East 20 acres being drawn in a straight line parallel with the West line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$.)

All situate in the County of Skagit, State of Washington.



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