



Skagit County Auditor 12/3/2014 Page 1 of 3 3:10PM \$74.00

THIS INSTRUMENT PREPARED BY:
Leila Hale Hansen, Esq.
2451 W. Horizon Ridge Pkwy, Ste 120
Henderson, NV 89052
702-736-5800
Bar# 74247

Return to and mail tax statements to:
AMANDA FEIRO
10450 STERLING ROAD
SEDRO WOOLLEY, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144575
DEC 03 2014

Amount Paid \$0
Skagit Co. Treasurer
By *nam* Deputy

Customer Reference Number WA151968

Property Tax ID#: 350427-0-050-0003

P3774

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

LAND TITLE OF SKAGIT COUNTY
1503345

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRAYSON L. AGPAWA, an unmarried man, hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto AMANDA FEIRO, a re-married woman FKA AMANDA R. AGPAWA AKA AMANDA R. BEERNINK, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of SKAGIT, State of Washington, to-wit:

*PTN SW NE
27-35-4*

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 10450 STERLING ROAD, SEDRO WOOLLEY, WA 98284

Less and except all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

To have and to hold same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year _____ shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or paid by Grantee, or paid by Grantor.

The property herein conveyed is not a part of the homestead of Grantor, or is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Witness Grantor(s) hand(s) this the 21 day of Nov, 2014.

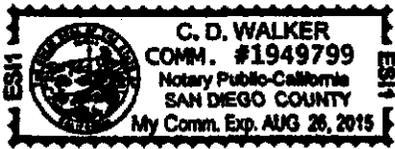
[Signature]
GRAYSON L. AGPAWA

STATE OF (CALIFORNIA)
COUNTY OF YOLO

On this day personally appeared before me GRAYSON L. AGPAWA, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 21st day of NOVEMBER, 2014.

[Signature]
Notary Public residing at 1390 Estates Dr
Dixon, CA 95620
Printed Name: C. D. WALKER
My Commission Expires: 8.26.15



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.



“Exhibit A”

That portion of the Southwest ¼ of the Northeast ¼ of Section 27, Township 35 North, Range 4 East, W.M.

described as follows:

Beginning at the Southeast corner of the Southwest ¼ of the Northeast ¼ of Section 27;

thence South 89°43'00" West along the South line of said Southwest ¼ of the Northeast ¼ a distance of 52.33

feet to the West line of the Sterling County Road;

thence North 0°17'40" West along the West line of the Sterling County Road a distance of 197.79 feet to a point which is the true point of beginning;

thence continuing North 0°17'40" West along said West line of said County road a distance of 90.00 feet;

thence South 89°42'20" West a distance of 200 feet;

thence South 0°17'40" East a distance of 90.00 feet;

thence North 89°42'20" East a distance of 200 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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