

When recorded return to:

Dean P. Shepherd  
Shepherd & Shepherd  
PO Box 416  
Edmonds, WA 98020



201505040064

Skagit County Auditor

\$74.00

5/4/2015 Page

1 of

3 10:59AM

## DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT

THE GRANTOR, Dean P. Shepherd, successor trustee of the Marshall-Rubens-Rossi Testamentary Trust, for value received, does hereby convey and quit claim to Theresa M. Rubens, a married woman in her separate capacity and Jeanette S. Smith, a married woman in her separate capacity, each an undivided fifty percent (50%), the grantees, the following described real estate, situated in Skagit County, State of Washington, including any interest therein which grantor may hereafter acquire:

See legal description attached as Exhibit "A" hereto.

Abbreviated Legal: A portion of the NW ¼, Section 29, Township 33 N, Range 4 E, WM.

Tax Parcel Number: P120629

and does hereby assign, transfer and set over to the grantees that certain real estate contract dated April 30, 2003, between Dean P. Shepherd, successor trustee of the Marshall-Rubens-Rossi Testamentary Trust as seller and Earl M. Hanson, a married man in his separate

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 04 2015

Amount Paid \$

Skagit Co. Treasurer  
By *man* Deputy

*Excise # 2152  
real estate contract  
excise # 2015846  
re-record*

capacity, as purchaser for the sale and purchase of the above described real estate. The grantees hereby assume and agree to fulfill the conditions of said real estate contract and the grantor hereby covenants that there is now unpaid on the principal of said contract the sum of \$18,444.02.

Dated: April 23, 2015

MARSHALL-RUBENS-ROSSI TESTAMENTARY TRUST

By: Dean P. Shepherd

Dean P. Shepherd  
Successor Trustee

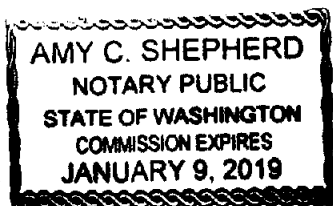
STATE OF WASHINGTON

ss.

COUNTY OF SNOHOMISH

I certify that I know or have satisfactory evidence that Dean P. Shepherd is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the successor trustee of the Marshall-Rubens-Rossi Testamentary Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 23, 2015



Amy C. Shepherd  
Amy Shepherd  
NOTARY PUBLIC in and for the State of  
Washington, residing at: Edmonds  
My appointment expires: January 09, 2019

EXHIBIT "A"

AN UNDIVIDED ONE THIRD (1/3) interest in: (DPB) *[Signature]*

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY MARGIN OF CEDARDALE ROAD, (A COUNTY ROAD LYING EASTERLY OF, PARALLEL WITH AND CONTIGUOUS TO STATE HIGHWAY SR 1-5), AND NORTHERLY AND WESTERLY OF HILL DITCH (ALSO KNOWN AS CARPENTERS CREEK AND FISHERS SLOUGH;

EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF DRAINAGE DISTRICT NO. 16;

AND ALSO EXCEPT DIKING DISTRICT RIGHTS-OF-WAY;

BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

*(DPB)*  
*[Signature]*