



202402140020

02/14/2024 09:45 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

#2052
OXISC Pd #445.74
May 06, 2003

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

FEB 14 2024
Fulfillment
Amount Paid \$
Skagit Co. Treasurer
By KCB Deputy

Statutory Warranty Fulfillment Deed

Grantor: Dean P. Shepherd, Trustee of Marshall-Rubens-Rossi Test. Trust .

Grantee: Earl M. Hanson AHSP

Legal Description: 1/3 int. ptn. NW ¼ 29-33N-4EWM

Assessor's Property Tax Parcel or Account Nos.: P17450; P120629

Reference Nos of Documents Assigned or Released: 201503190042

STATUTORY WARRANTY (FULFILLMENT) DEED

THE GRANTOR **DEAN P. SHEPHERD, Trustee of the MARSHALL - RUBENS - ROSSI TESTAMENTARY TRUST**, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, conveys and warrants to **EARL M. HANSON**, as his separate property, **an undivided one-third (1/3) interest** in the following described real estate, situated in the County of Skagit, State of Washington:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY THIS REFERENCE AS THOUGH FULLY SET FORTH.

This Deed is given in fulfillment of that certain Real Estate Contract between the parties hereto, dated April 30, 2003, recorded under Skagit County AFN 200305060143 and rerecorded under Skagit County AFN 201503190042, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

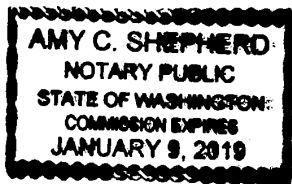
Real Estate Excise Tax was paid on this sale or stamped exempt on May 06, 2003, Receipt No. 2152.

MARSHALL-RUBENS-ROSSI TESTAMENTARY TRUST

By: Dean P. Shepherd
DEAN P. SHEPHERD, Trustee

On the 23rd day of April, 2015, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared DEAN P. SHEPHERD, to me known to be the individual described in and who executed the within and foregoing instrument as the Trustee of the MARSHALL – RUBENS – ROSSI TESTAMENTARY TRUST, and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed, for the uses and purposes therein.

WITNESS my hand and official seal hereto affixed the day and year first above written.





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

EXHIBIT "A"

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 I-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

DRS
[Signature]