

When Recorded Return to:
DAVID A. MANKOFF
JEAN H. CHO
9055 SE 79th St.
Mercer Island WA 98040



200201100102
Skagit County Auditor
1/10/2002 Page 1 of 9 3:29PM

Island Title Company
Order No: A21269 ✓

STATUTORY WARRANTY DEED

THE GRANTOR RALPH ALAN ETTER, GWENN LEE ETTER MAXFIELD and CYNTHIA LOU ETTER CHANG, each as their separate estate and GWENN MAXFIELD, Personal Representative of the estate of William G. Etter, deceased, Probate No. 00-4001347

for and in consideration of Four Hundred Ninety Thousand and 00/100...(\$490,000.00) DOLLARS

in hand paid, conveys and warrants to

DAVID A. MANKOFF and JEAN H. CHO, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

See legal description on attached Exhibit "A".

Abbreviated legal description:

Ptn of Blks 12 and 13, PLOT OF THE TOWNSITE OF GIBRALTER and adjacent tidelands

Tax Account No. : 4109-013-016-0007 R73512 340217-0-037-0006 R20413

Subject to: Restrictions, reservations and easements of record.

Dated: January 4, 2002


RALPH ALAN ETTER

GWENN LEE ETTER MAXFIELD


CYNTHIA LOU ETTER CHANG

ESTATE OF WILLIAM G. ETTER

GWENN MAXFIELD, Personal Rep

136
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 10 2002

Amount Paid \$ 7497.00
Skagit Co. Treasurer
By  Deputy

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Gwenn Lee Etter Maxfield

GWENN LEE ETTER MAXFIELD

CYNTHIA LOU ETTER CHANG

ESTATE OF WILLIAM G. ETTER

Gwenn Maxfield

GWENN MAXFIELD, Personal Rep

LPB No. 10



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Skagit County Auditor

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RALPH ALAN ETTER

GWENN LEE ETTER MAXFIELD

Cynthia Lou Etter Chang

CYNTHIA LOU ETTER CHANG

ESTATE OF WILLIAM G. ETTER

GWENN MAXFIELD, Personal Rep

LPB No. 10



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Skagit County Auditor
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STATE OF WASHINGTON
COUNTY OF

I certify that I know or have satisfactory evidence that RALPH ALAN ETTER the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: January 08, 2002

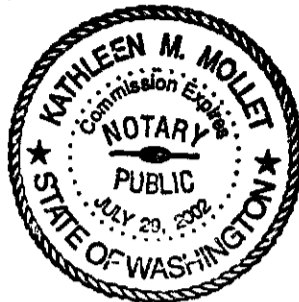
Kath M. Mollet

Notary Public in and for the State of Washington

Residing at

My appointment expires:

July 29, 2002



STATE OF WASHINGTON
COUNTY OF

I certify that I know or have satisfactory evidence that GWENN LEE ETTER MAXFIELD the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington

Residing at

My appointment expires:

STATE OF WASHINGTON
COUNTY OF

I certify that I know or have satisfactory evidence that CYNTHIA LOU ETTER CHANG the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington

Residing at

My appointment expires:



200201100102
Skagit County Auditor

1/10/2002 Page 4 of 9 3:29PM

STATE OF WASHINGTON
COUNTY OF

I certify that I know or have satisfactory evidence that RALPH ALAN ETTER the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at
My appointment expires:

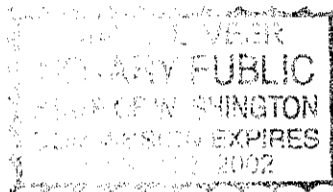
STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that GWENN LEE ETTER MAXFIELD the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: January 7, 2002

Diana Depp

Notary Public in and for the State of Washington
Residing at Arcata, CA
My appointment expires: 3-3-02



STATE OF WASHINGTON
COUNTY OF

I certify that I know or have satisfactory evidence that CYNTHIA LOU ETTER CHANG the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at
My appointment expires:

DUPLICATE DOCUMENT



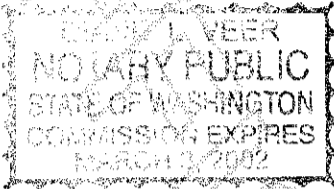
200201100102
Skagit County Auditor

STATE OF WASHINGTON

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Gwenn Maxfield _____ is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as Personal Representative of the Estate of William G. Etter to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: January 7, 2002



Diane L. Veer

Notary Public Diane L. Veer

My appointment expires 3-3-02

A-7 -Representative Capacity

QUALIFIED DOCUMENT



200201100102
Skagit County Auditor

STATE OF WASHINGTON
COUNTY OF

I certify that I know or have satisfactory evidence that RALPH ALAN ETTER the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

STATE OF WASHINGTON
COUNTY OF KW6

I certify that I know or have satisfactory evidence that GWENN LEE ETTER MAXFIELD the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 01/08/02

Jennifer D. Shepherd

Notary Public in and for the State of Washington
Residing at Unwood WA
My appointment expires: 6/12/04

STATE OF WASHINGTON
COUNTY OF KW6

I certify that I know or have satisfactory evidence that CYNTHIA LOU ETTER CHANG the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 01/08/02

Jennifer D. Shepherd

Notary Public in and for the State of Washington
Residing at Unwood WA
My appointment expires: 6/12/04

NOTARY PUBLIC
STATE OF WASHINGTON
JENNIFER D. SHEPHERD
My Appointment Expires June 12, 2004



EXHIBIT A

That portion of the following described property lying Southerly of the South right-of-way margin of Gibraltar Road:

Blocks 46, 26 and that portion of Block 1 (known as Millers Reserve) and of Blocks 12 and 13, PLOT OF THE TOWNSITE OF GIBRALTER, according to the plat thereof recorded in Volume 1 of Plats, page 19, records of Skagit County, Washington; and vacated streets and alleys adjoining, more particularly described as follows:

Beginning at the section corner coming to Sections 17, 18, 19 and 20 of Township 34 North, Range 2 East of the Willamette Meridian;
thence South 52°00' East along the Westerly line of Blocks 1 and 6 of said PLOT OF THE TOWNSITE OF GIBRALTER, a distance of 542.0 feet to the most Westerly corner of Block 1 of said plat;
thence South 24°54' East along the Westerly line of said Block 1, a distance of 57.92 feet, more or less, to the point of intersection with the Government meander line;
thence Northeasterly along said meander line to a point that is equidistant between the last described point and the intersection of said meander line and the center line of vacated Island Street as shown on said plat, said point being the true point of beginning of this description;
thence Northwesterly to a point on the center line of the existing county road that is equidistant between the point of intersection of said center line with the center line of vacated Island Street as shown on said plat and the point of intersection of said center line and the Southwesterly line of that tract of property conveyed to Laurence E. Nicholson and Dorothy Nicholson, husband and wife, by deed dated January 5, 1962, and recorded January 19, 1962 under Auditor's File No. 617043, records of Skagit County, Washington;
thence continuing Northwesterly along the same line to the point of intersection with the West line of Oregon Street as shown on said plat, produced Southerly;
thence North along the West line of Oregon Street and the East line of Blocks 25 and 45 of said plat to the center line of Virginia Street;
thence East along the center line of Virginia Street to the intersection of the centerline of Wyoming Street;
thence South along the center line of Wyoming Street to the intersection of the centerline of Whidby Street;
thence Southwesterly along the center line of Whidby Street to the intersection of the center line of Island Street;
thence Southeasterly along the center line of Island Street to the Government meander line;
thence Southwesterly to the point of beginning;

EXCEPT the following described parcels;

- Lots 1 to 4, inclusive, Block 12;
- Lots 1 to 4, inclusive, Block 13;
- That portion of tract known as Miller's Reserve lying South of the county road;

TOGETHER WITH those portions of vacated Fidalgo Avenue, Miller Avenue and the West Half of Island Street adjacent to and abutting thereon, all in the PLOT OF THE TOWNSITE OF GIBRALTER, according to the plat thereof recorded in Volume 1 of Plats, page 19, records of Skagit County, Washington;

ALSO TOGETHER WITH tidelands of the second class extending to extreme low tide in front of and adjacent to the above described premises;

(Also known as Parcel 2 of Survey, recorded October 12, 2001 under Auditor's File No. 200101230028.)

AND ALSO TOGETHER WITH a 20.00-foot wide easement for ingress, egress and utilities located 10.00-feet left and 10.00-feet right of the following described centerline:

Commencing at the Northeast corner of Lot 3, Skagit County Short Plat No. 13-86 (revised), approved March 11, 1981 and recorded April 9, 1987 in Volume 7 of Short Plats, pages 171



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Skagit County Auditor

EXHIBIT A

Order No:
Continued...

and 172 under Skagit County, Auditor's File No. 8704090001; being a portion of the Southwest Quarter of Section 17, Township 34 North, Range 2 East of the Willamette Meridian and a portion of Government Lot 1, Section 20, Township 34 North, Range 2 East of the Willamette Meridian, said point being on the Southerly margin of Gibraltar Road;
thence North $52^{\circ}08'14''$ East along said South margin of Gibraltar Road 60.00 feet to the true point of beginning of said centerline;
thence North $75^{\circ}47'54''$ East, 84.95 feet to a point 10 feet South of the North margin of vacated Miller Street, as shown on the PLOT OF THE TOWNSITE OF GIBRALTER, according to the plat thereof, recorded in Volume 1 of Plats, page 19, records of Skagit County Washington;
thence North $64^{\circ}28'08''$ East, parallel with said North margin of vacated Miller Street, 243.84 feet, more or less, to a point 10 feet Southwesterly (as measured perpendicular) of the center line of vacated Island Street;
thence South $11^{\circ}53'51''$ West 95.31 feet;
thence South $43^{\circ}21'35''$ West 39.74 feet;
thence South $64^{\circ}28'08''$ West, 45.00 feet, more or less to the West line of Lot 4, Block 12, said PLOT OF THE TOWNSITE OF GIBRALTER, at a point bearing South $25^{\circ}31'52''$ East, 20 feet from the Northwest corner of said Lot 4, Block 12, said point also being the terminus of said center line;

Sidelines of said 20 foot wide easement to be lengthened or shortened as necessary to conform to lot lines;

Situated in Skagit County, Washington.



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