



200304150214

Skagit County Auditor

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Filed at request of:
George R. Rolfe

After recording return to:

Jon M. Schorr
Carney Badley Spellman
700 5th Avenue, Suite 5800
Seattle WA 98104-5017

Document Title: Statutory Warranty Deed (Modified)

Reference Number : n/a

Grantor(s): additional grantor names on page ___.

1. George R. Rolfe

Grantee(s): additional grantee names on page ___.

1. George R. Rolfe, Trustee of the Rolfe Qualified Personal Residence Trust

Abbreviated legal description: full legal on page(s) 1-2.

Tracts C & D of Short Plat No. 521-81, Volume 7 of Short Plats, page 7

Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page ___.

360126-1-015-0000;
360126-1-001-0300;
360126-1-001-1000;
360126-1-015-0400

FILED FOR RECORD AT REQUEST OF:

George R. Rolfe

WHEN RECORDED RETURN TO:

**Jon M. Schorr
Carney Badley Spellman, P.S.
700 Fifth Avenue, Suite 5800
Seattle, Washington 98104-5017**

STATUTORY WARRANTY DEED (MODIFIED)

THE GRANTOR, GEORGE R. ROLFE, for and in consideration of mutual promises and to establish a certain trust, conveys and warrants to GEORGE R. ROLFE, Trustee, of the ROLFE QUALIFIED PERSONAL RESIDENCE TRUST, under the Agreement dated April 2, 2003 ("Grantee"), the following described real estate, commonly known as 4037 Forest Drive, Skagit County, Washington 98221, situated in the County of Skagit, State of Washington, and more particularly described below (the "Property"):

Assessor's Property Tax Parcel/Account Number: 360126-1-051-0000:

Second Class Tidelands in Front of Lot C of Short Plat No. 521-81 as approved January 3, 1985, and recorded in Volume 7 of Short Plats, page 71, records of Skagit County, Washington.

Assessor's Property Tax Parcel/Account Numbers: 360126-1-001-0300 (Tract C), 360126-1-001-1000 (Tract C) and 360126-1-001-0400 (Tract D):

Tract C of Short Plat No. 521-81 as approved January 3, 1985, and recorded in Volume 7 of Short Plats, page 71, records of Skagit County, Washington; being a portion of the Northeast Quarter of Section 26, Township 36 North, Range 1 East of the Willamette Meridian, records of Skagit County, Washington.

~~Acres account, acres 3.31, O/S #99-0719 AF#200110010153 2001 Lot C Short Plat #521-81 AF#8602080072 except following portion of Lot C described as follows: Starting 70 Feet west of the NE corner stake and running along the north property line for 367 feet; thence south 200 feet; thence east 367 feet; thence north 200 feet to starting~~



~~point. Also including 1/6 interest in Forest Lane. All located in portion of Government Lot 1.~~

Tract D, Short Plat No. 521-81, as approved January 3, 1985 and recorded in Volume 7 of Short Plats, page 71, records of Skagit County, Washington, being a portion of the Northeast Quarter of Section 26, Township 36 North, Range 1 East of the Willamette Meridian, Records of Skagit County, Washington.

SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. Subject to any existing deed or deeds of trust or mortgage or mortgages executed by Grantor and which encumbers the Property. Grantor, however, shall continue to pay on or before the due date all payments required thereunder (regardless of the Trust's term, or of any trust established under the Trust), and Grantor shall hold Grantee harmless from any losses, costs or expenses (including attorney's fees) arising out of any failure to make such payments.
2. Grantor shall be liable to Grantee for any losses arising out of rights or claims a creditor of that Grantor may have against the Property.
3. Except as provided in paragraphs 1 and 2 above, Grantor's liability pursuant to this deed shall be limited to the greater of (i) \$10, or (ii) the amount of insurance coverage (if any) under Grantor's existing title insurance (if any) on the Property as of the date of the conveyance by this deed; and shall not include liability for: (i) encumbrances or liens not included or for items excepted from coverage under such title insurance policy; or (ii) liens, encumbrances or other items arising after the effective date and time of such title insurance policy.

DATED: April 2, 2003.

GRANTOR:

George R. Rolfe
George R. Rolfe

Acknowledged and Accepted on: April 2, 2003.

GRANTEE:

George R. Rolfe
George R. Rolfe, Trustee

#1702
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 15 2003

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy




200304150214

Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me GEORGE R. ROLFE, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that said person signed the same as said person's free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN under my hand and official seal this 2nd day of April 2003.



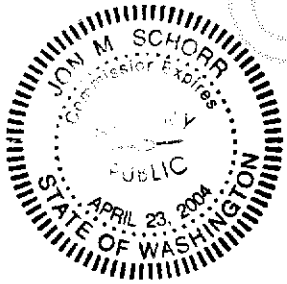
(Signature of Notary)

Jon M. Schorr

(Legibly Print or Stamp Name of Notary)

Notary Public in and for the State of Washington,
residing at Seattle

My appointment expires 4/23/04



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