

When Recorded Return To:

Robert S. Over  
Keller Rohrback L.L.P.  
1201 Third Avenue, Suite 3200  
Seattle, WA 98101-3052



200909020102  
Skagit County Auditor

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**STATUTORY WARRANTY DEED**  
**(Fulfillment)**

Reference No.: 200404290150  
Grantors/Sellers: SAMUEL K. NONAKA and AILEEN S. NONAKA,  
Husband and Wife, and SCOTT T. NONAKA, as his separate estate  
Grantees/Buyers: JOHN W. ELLIS and SHANNON E. ELLIS, Husband and Wife  
Abbr. Legal: Ptn NE ¼ of SW ¼, 16-34-4-E W.M.  
Assessor's Parcel No.s: 340416-3-004-0008 (P25069)  
340416-3-002-0000 (P25067)  
340416-3-003-0009 (P25068)

Grantors, SAMUEL K. NONAKA and AILEEN S. NONAKA, Husband and Wife, and SCOTT T. NONAKA, as his separate estate, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant the following described real estate situated in the County of Skagit, State of Washington:

**PARCEL "A":**

The West 165 feet of the East 660 feet of the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M.

**PARCEL "B":**

The West 330 feet of the East 495 feet of the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M.

EXCEPT from both of the above parcels "A" and "B", the South 60 feet and the North 40 feet from both of the above described parcels for road and right-of-way purposes as conveyed to the City of Mount Vernon by Deed recorded under Auditor's File No. 9904090045.

**PARCEL "C":**

That portion of the East 165 feet of the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., lying South of the South line of that certain 15 foot wide strip conveyed to the City of Mount Vernon by Deed recorded March 1, 1983, as Auditor's File No. 8303010015; EXCEPT the South 60 feet thereof; ALSO EXCEPT the right-of-way for street and utility purposes conveyed to the City of Mount Vernon by easement recorded September 25, 1985, as Auditor's File

No. 8509250004, over the East 30 feet thereof; ALSO EXCEPT that portion conveyed to the City of Mount Vernon by Deed recorded under Auditor's File No. 9904090045, described as follows:

Beginning at the Northeast corner of said Parcel "C", at the intersection of the South line of the right-of-way for College Way and the West line of the right-of-way for North 30 Street; thence West along the South line of the right-of-way for College Way, a distance of 15 feet; thence Southeasterly to a point on the West line of the right-of-way for North 30th Street that is 15 feet South of the point of beginning; thence North along the West line of North 30th Street to the point of beginning.

The tax parcel identification numbers of the Property are 340416-3-004-0008 (P25069); 340416-3-002-0000 (P25067); and 340416-3-003-0009 (P25068).

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated April 14, 2004 (the "Contract"), wherein the Grantors herein are Sellers and the Grantees herein are Buyers. The Contract was recorded on April 29, 2004, under Instrument No. 200404290150, records of Skagit County, Washington. The covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the Purchasers 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 on April 29, 2004, Receipt No. 20042060.

DATED this 27<sup>th</sup> day of August, 2009.

\$ 9345.00

*[Signature]*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Samuel K. Nonaka

SEP 02 2009

STATE OF HAWAII )  
 ) ss.  
COUNTY OF HONOLULU )

Amount Paid \$  
Skagit Co. Treasurer  
By *MF* Deputy

I certify that I know or have satisfactory evidence that Samuel K. Nonaka is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 27<sup>th</sup> day of August, 2009.

vs

*Inocencio C. Ignacio*  
Name: Inocencio C. Ignacio  
NOTARY PUBLIC in and for the State of Hawaii,  
residing in 94161 Ponikva Pl. Waiipahu, HI 96797  
My commission expires: Sept 27, 2010



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Doc. Date: AUG 27 2009 # Pages: 4  
Name: Inocencio C. Ignacio First Circuit  
Doc. Description: Statutory Warranty Deed  
(Fulfillment)  
*Inocencio C. Ignacio*  
Signature \_\_\_\_\_ Date AUG 27 2009  
NOTARY CERTIFICATION

Page 2 of 4

DATED this 27<sup>th</sup> day of August, 2009.

Aileen S. Nonaka  
Aileen S. Nonaka

STATE OF HAWAII )  
 ) ss.  
COUNTY OF HONOLULU )

I certify that I know or have satisfactory evidence that Aileen S. Nonaka is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 27<sup>th</sup> day of August, 2009.

v.s

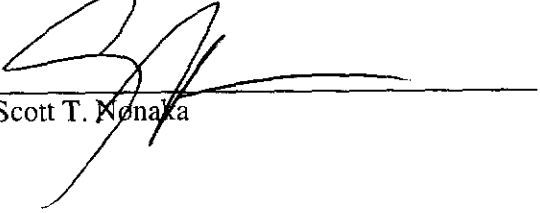
Inocencio C. Ignacio  
Name: Inocencio C. Ignacio  
NOTARY PUBLIC in and for the State of Hawaii,  
residing in 94-761 Kaniaka Pl. Waikeolu Hi 96797  
My commission expires: Sept. 20 2010

v.s

Doc. Date: AUG 27 2009 # Pages: 4  
Name: Inocencio C. Ignacio First Circuit  
Doc. Description: Statutory Warranty Deed  
(Fulfillment)  
Inocencio C. Ignacio  
Signature Date AUG 27 2009  
NOTARY CERTIFICATION

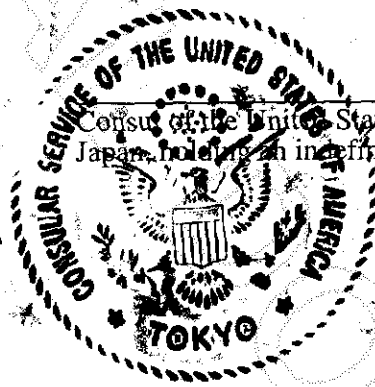


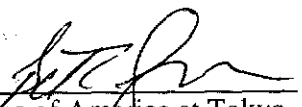
DATED this            day of AUG 28 2009, 2009.

  
\_\_\_\_\_  
Scott T. Nonaka

Japan )  
City of Tokyo ) ss:  
Embassy of The United States of America )

I, Beth Johnson  
Consular Associate, Consul of the United States  
of America at Tokyo, Japan, duly commissioned and qualified, do hereby certify that on  
AUG 28 2009, 2009, Scott T. Nonaka appeared before me, affixed his signature  
to the foregoing instrument in my presence, and acknowledged it to be his free and voluntary  
act for the uses and purposes mentioned in the instrument.



  
\_\_\_\_\_  
Consul of the United States of America at Tokyo,  
Japan, holding an indefinite commission

Beth Johnson  
Consular Associate



200909020102  
Skagit County Auditor