

When recorded return to:

DOUGLAS H. REBBIN  
34251 HAMILTON CEMETERY RD  
SEDRO WOOLLEY, WA 98284



201006180134  
Skagit County Auditor

6/18/2010 Page 1 of 4 1:46PM

Filed for Record at Request of  
WHATCOM LAND TITLE COMPANY, INC.  
Escrow Number: W-102475

LAND TITLE OF SKAGIT COUNTY

136255-0

Statutory Warranty Deed

Grantor: THE ESTATE OF PHYLLIS C. QUEEN, DECEASED, SKAGIT COUNTY SUPERIOR COURT  
CAUSE NO. 09-4-00267-3  
Grantee: DOUGLAS H. REBBIN and KELLY E. REBBIN

THE GRANTOR THE ESTATE OF PHYLLIS C. QUEEN, DECEASED, SKAGIT COUNTY SUPERIOR  
COURT CAUSE NO. 09-4-00267-3, for and in consideration of TEN DOLLARS AND OTHER GOOD AND  
VALUABLE CONSIDERATION in hand paid, conveys and warrants to DOUGLAS H. REBBIN and KELLY  
E. REBBIN, husband and wife the following described real estate, situated in the County of WHATCOM, State  
of Washington.

Abbreviated Legal:

LOT 3 OF SURVEY RECORDED OCTOBER 11, 1983 IN VOLUME 5 OF SURVEYS, PAGE 63, UNDER  
AUDITOR'S FILE NO. 8310110046, AND BEING A PORTION OF LOTS 5 AND 8, "LIVERMORES  
HAMILTON ACREAGE," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 87, RECORDS OF  
SKAGIT COUNTY, WASHINGTON.  
SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P67280

Dated June 17, 2010

THE ESTATE OF PHYLLIS C. QUEEN,  
DECEASED, SKAGIT COUNTY SUPERIOR  
COURT CAUSE NO. 09-4-00267-3

*Frank R. Queen (per. Rep.)*  
By: FRANK R. QUEEN, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

1806

JUN 18 2010

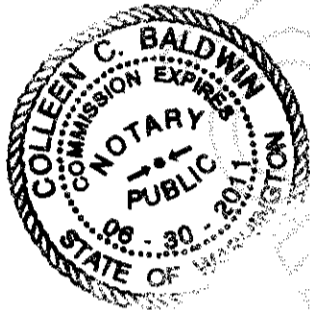
Amount Paid \$ 3855.<sup>14</sup>  
Skagit Co. Treasurer  
By *mem* Deputy

STATE OF Washington }  
COUNTY OF Whatcom } SS:

I certify that I know or have satisfactory evidence that FRANK R. QUEEN  
is/are the person(s) who appeared before  
me, and said person(s) acknowledge that HE signed this instrument, on oath stated HE  
is/are authorized to execute the instrument and acknowledge that as the  
Personal Representative of THE ESTATE OF PHYLLIS C. QUEEN, DECEASED, SKAGIT  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6/17/10

Colleen C Baldwin  
Notary Public in and for the State of Washington  
Residing at Bellingham  
My appointment expires: 6/30/2011



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**EXHIBIT A**

LOT 3 OF SURVEY RECORDED OCTOBER 11, 1983 IN VOLUME 5 OF SURVEYS, PAGE 63, UNDER AUDITOR'S FILE NO. 8310110046, AND BEING A PORTION OF LOTS 5 AND 8, "LIVERMORES HAMILTON ACREAGE," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 87, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



201006180134  
Skagit County Auditor

6/18/2010 Page 3 of 4 1:46PM

LPB 10-05(i-1)  
Page 3 of 4

## EXHIBIT B

A. The face of the Plat, contains the following:

- 1.) All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
- 2.) Short Plat Number and date of approval shall be included in all deeds and contracts;
- 3.) Zoning – Residential;
- 4.) Sewage Disposal – Individual septic systems;
- 5.) Water – Individual wells.

B. Any change in the boundary of legal description of the real property, or title to the estate insured, that may arise due to shifting and changing in course of the unnamed creek along the Easterly boundary.

C. General taxes, together with interest, penalty and statutory foreclosure costs, if any, first half delinquent May 1, 2010, if unpaid, second half delinquent November 1, 2010, if unpaid:

<u>Account No.</u>	<u>Year</u>	<u>Amount Billed</u>	<u>Amount Paid</u>	<u>Balance Owning</u>
3947-000-008-0119	2010	\$ 1,903.09	\$951.55	\$ 951.54

Property I.D. No.: P67280



201006180134  
Skagit County Auditor

6/18/2010 Page 4 of 4 1:46PM