

When recorded return to:
Mr. and Mrs. Robert A. Frye, Jr
1308 W Ave L-4
Lancaster, CA 93534



201310150054

Skagit County Auditor \$73.00
10/15/2013 Page 1 of 211:58AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 147706-OAE ✓

Grantor: Alan Deubner and Heike Deubner
Grantee: Robert A. Frye, Jr and Cynthia L. Frye
Tax Parcel Number(s): P68400/3979-000-095-0205
Abbreviated Legal: Ptn Tr. A, Plat Of Rancho San Juan Del Mar., Sub. No. 8

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR(S) ALAN DEUBNER AND HEIKE DEUBNER, HUSBAND AND WIFE for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **ROBERT A. FRYE, JR. AND CYNTHIA L. FRYE, HUSBAND AND WIFE** **GRANTEE(S)** the following described real estate, situated in the County of Skagit, State of Washington

PARCEL "A":

All that portion of Tract A, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 8," as per plat recorded in Volume 8 of Plats, pages 34 and 35, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract A;
thence North 54°12' West along the Southwesterly line of said Tract A for 383.47 feet to the true point of beginning;
thence continue North 54°12' West along the Southwesterly line of said Tract A for 274.71 feet to the most Westerly corner of Tract A;
thence South 88°08' East along the North line of Tract A for 459.9 feet to a point 303.76 feet West of the most Easterly corner of Tract A;
thence South at right angles to the North line of Tract A for 30 feet to the Northwesterly corner of that certain tract previously conveyed to Orville L. Berg and Helen L. Berg, husband and wife, by deed recorded under Auditor's File No. 809112, records of Skagit County, Washington;
thence South 63°52' West along the Northwesterly line of said Berg Tract for 262.72 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An undivided 2/3 interest in the North 30 feet of the East 303.76 feet, as measured along the North line of Tract A, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 8," as per plat recorded in Volume 8 of Plats, pages 34 and 35, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 147706-OAE.

Dated October 4, 2013 ^{4th} ~~October 16th~~, 2013

Alan R. Deubner
Alan Deubner

Heike Deubner
Heike Deubner

STATE OF Washington }
COUNTY OF Kittitas } SS:

I certify that I know or have satisfactory evidence that **Alan Deubner and Heike Deubner**

the person who appeared before me, and said person acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: October 10th, 2013



Notary Public in and for the State of Washington
Residing at Seattle
My appointment expires: Oct. 14, 16

20134169
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 15 2013
Amount Paid \$ 6591.00
Skagit Co. Treasurer
By MF Deputy

