

When recorded return to:

Mr. and Mrs. Gary L. Talbert
817 East Shorecrest
Oak Harbor, WA 98277



201603290035

Skagit County Auditor

\$76.00

3/29/2016 Page

1 of

4 11:20AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 154668-FE ✓

Grantor: FABYN B. HANSON and ASPASIA HANSON, TRUSTEES OF THE FABYN B. AND ASPASIA HANSON FAMILY TRUST UNDER AGREEMENT OF APRIL 29, 2015, Jack Kerr and Claudean Davis-Talbert
Grantee: Gary L. Talbert and Claudean Davis-Talbert

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR FABYN B. HANSON AND ASPASIA HANSON, TRUSTEES OF THE FABYN B. AND ASPASIA HANSON FAMILY TRUST UNDER AGREEMENT OF APRIL 29, 2015 and JACK KERR, as his separate property; and CLAUDEAN DAVIS-TALBERT, who acquired title as CLAUDEAN DAVIS, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GARY L. TALBERT and CLAUDEAN H. DAVIS-TALBERT, in equal shares as tenants in common and not as joint tenants the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NE SW, 19-35-5 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350519-3-013-0002, P39897

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. 154668-FE.

Dated March 24, 2016

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161052
MAR 29 2016

FABYN B. HANSON and ASPASIA HANSON,
TRUSTEES OF THE FABYN B. AND ASPASIA
HANSON FAMILY TRUST UNDER
AGREEMENT OF APRIL 29, 2015

By: Fabyn B. Hanson, Trustee

See attached Exhibit "B" for signature and notary
Acknowledgment
Jack Kerr

Amount Paid \$ 2,141.00
Skagit Co. Treasurer
By Mark Deputy

By: Aspasia Hanson, Trustee

See attached Exhibit "B" for signature and notary
acknowledgment
Claudean Davis-Talbert

STATE OF California }
County of Contra Costa, SS:

I certify that I know or have satisfactory evidence that Fabyn B. Hanson and Aspasia Hanson
signed this instrument, on oath stated that They are
authorized to execute the instrument and acknowledged it as the Trustees
of The Fabyn B. and Aspasia Hanson Family Trust under to be the free and voluntary act of such
Agreement of April 29, 2015.
party for the uses and purposes mentioned in this instrument.

Dated: March 28, 2016

Carla Z. Ricafort
Notary Public in and for the State of California
Residing at Contra Costa County
My appointment expires: 12/11/2019

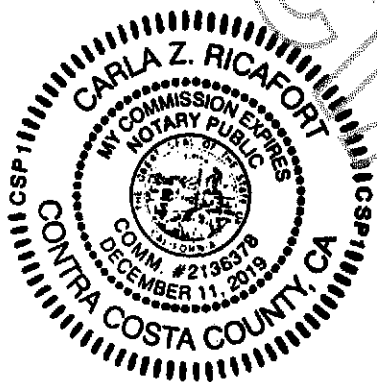


EXHIBIT "A"

The East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 35 North, Range 5 East, W.M.,

EXCEPTING THEREFROM A PARCEL DESCRIBED AS:

Commencing at the Southwest corner of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 35 North, Range 5 East, W.M.;
thence North $02^{\circ}50'20''$ West along the West line of said East $\frac{1}{2}$ of the East $\frac{1}{2}$, a distance of 34.95 feet to the North line of the existing right of way of East State Street and the point of beginning of this description, said right of way line being 30 feet North of the centerline of East State Street;
thence continuing North $02^{\circ}50'20''$ West along the West line of said East $\frac{1}{2}$ of the East $\frac{1}{2}$, a distance of 105.38 feet;
thence North $87^{\circ}16'53''$ East, a distance of 116.22 feet to a point on the West line of the East 50 feet of said East $\frac{1}{2}$ of the East $\frac{1}{2}$;
thence South $02^{\circ}43'07''$ East along the West line of said East 50 feet, a distance of 95.20 feet to the point of curvature of a curve to the right having a radius of 15.00 feet;
thence along said curve through a central angle of $92^{\circ}44'42''$, and an arc distance of 24.28 feet to a point on the North line of said East State Street right of way;
thence North $89^{\circ}58'25''$ West along said North line a distance of 100.40 feet to the point of beginning of this description;

AND EXCEPT East State Street right of way.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

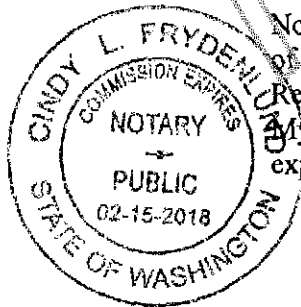
Jack Kerr
Jack Kerr

Claudean Davis-Talbert
Claudean Davis-Talbert

State of Washington }
County of Island } SS:

I certify that I know or have satisfactory evidence that Jack Kerr and Claudean Davis-Talbert the person(s) who appeared before me, and said person(s) 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: March 28, 2016



Cindy L. Frydenlund
Notary Public in and for the State Washington

Residing at: 1011 Vernon
My appointment expires: 2-15-18