After Recording Return To:

J. Bruce Smith
Attorney at Law
300 N. Commercial Street
Bellingham, WA 98225

200702230108
Skagit County Auditor
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DOCUMENT TITLE: **TRUST DISTRIBUTION DEED**

REFERENCE NUMBER OF RELATED DOCUMENT: **200411230005**

GRANTORS: **ANDREA C. RYON and BARBARA J. EADES, Co-Trustees, JOHN STEVENS EXEMPTION EQUIVALENT TRUST**

GRANTEES: **ANDREA C. RYON and CHRISTY A. ELLERTSON, Tenants in Common**

ABBREVIATED LEGAL DESCRIPTION: **A: SOUND VIEW ADD 2 to SIMILK BEACH, LOT 4 & Less N 14 FT of LOT 5, BLK 1; B: SOUND VIEW ADD 2 to SIMILK BEACH, N 14 FT LOT 5 & ALL LOT 6, BLK 1; C: SOUND VIEW ADD 2 to SIMILK BEACH, LOTS 7 & 8, BLK 1; D: SOUND VIEW ADD 2 to SIMILK BEACH, LOT 9, BLK 1; E: SOUND VIEW ADD 2 to SIMILK BEACH, LOT 10, BLK 1; F: SOUND VIEW ADD 2 to SIMILK BEACH, LOT 11, BLK 1; G: SOUND VIEW ADD 2 to SIMILK BEACH, LOT 12, BLK 1; H: SOUND VIEW ADD 2 to SIMILK BEACH, LOTS 13 & 14, BLK 2**

ADDITIONAL LEGAL DESCRIPTION ON **PAGES 4 & 5** OF DOCUMENT

ASSESSOR'S TAX PARCEL NUMBERS: **A: P69349; B: P69350; C: P69351; D: P69352; E: P69353; F: P69354; G: P69355; H: P69364**

TRUST DISTRIBUTION DEED

The Grantors, ANDREA C. RYON and BARBARA J. EADES, CO-TRUSTEES OF THE JOHN STEVENS EXEMPTION EQUIVALENT TRUST, for and in consideration of the distribution of said Trust upon the death of JUNE E. STEVENS, do grant, bargain, sell, convey and confirm to ANDREA C. RYON and CHRISTY A. ELLERTSON, as tenants in common, each as to her separate property, all of Grantors' interest in the real estate described in the attached Exhibit A, situated in the County of Skagit, State of Washington, including any interest therein which Grantors may hereafter acquire.

The Grantors, for themselves and for Grantors' successors in interest, do by these presents expressly limit the covenants of this deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implications. Grantors do hereby covenant that against all persons whomsoever lawfully claiming

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or to claim by, through or under said Grantors and not otherwise, Grantors will forever warrant and defend the said described real estate.

DATED this 20th day of February, 2007.

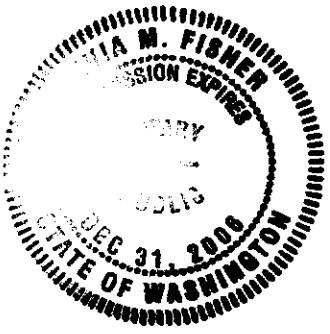
ANDREA C. RYON

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that ANDREA C. RYON is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as Co-Trustee of the John Stevens Exemption Equivalent Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 20th day of February, 2007.

[SEAL/STAMP]



NOTARY PUBLIC
Printed Name: Olivia M Fisher
My Appointment Expires: 12/31/10

799
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 23 2007

Amount Paid $ -0-
Skagit Co. Treasurer
By Deputy

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DATED this 21st day of February, 2007.

Barbara J. Eades

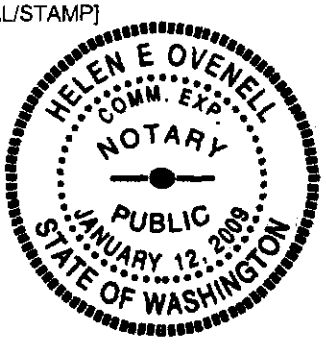
BARBARA J. EADES

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that BARBARA J. EADES is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as Co-Trustee of the John Stevens Exemption Equivalent Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 21 day of February, 2007.

[SEAL/STAMP]



Helen E. Ovenell

NOTARY PUBLIC
Printed Name: Helen E. Ovenell
My Appointment Expires: 1/12/09

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EXHIBIT A

PARCEL A: (Tax parcel no. P69349)

All of Lot 4 and less the North 14 feet of Lot 5 in Block 1 of Sound View Second Addition to Similk Beach, recorded in Volume 5 of Plats, page 5, Records of Skagit County, Washington. SUBJECT TO all covenants, conditions, restrictions, reservations and easements of record.

PARCEL B: (Tax parcel no. P69350)

The North 14 feet of Lot 5 and all of Lot 6 in Block 1 of Sound View Second Addition to Similk Beach, recorded in Volume 5 of Plats, page 5, Records of Skagit County, Washington. SUBJECT TO all covenants, conditions, restrictions, reservations and easements of record.

PARCEL C: (Tax parcel no. P69351)

Lots 7 and 8 in Block 1 of Sound View Second Addition to Similk Beach, recorded in Volume 5 of Plats, page 5, Records of Skagit County, Washington. SUBJECT TO all covenants, conditions, restrictions, reservations and easements of record.

PARCEL D: (Tax parcel no. P69352)

Lot 9 in Block 1 of Sound View Second Addition to Similk Beach, recorded in Volume 5 of Plats, page 5, Records of Skagit County, Washington. SUBJECT TO all covenants, conditions, restrictions, reservations and easements of record.

PARCEL E: (Tax parcel no. P69353)

Lot 10 in Block 1 of Sound View Second Addition to Similk Beach, recorded in Volume 5 of Plats, page 5, Records of Skagit County, Washington. SUBJECT TO all covenants, conditions, restrictions, reservations and easements of record.

PARCEL F: (Tax parcel no. P69354)

Lot 11 in Block 1 of Sound View Second Addition to Similk Beach, recorded in Volume 5 of Plats, page 5, Records of Skagit County, Washington. SUBJECT TO all covenants, conditions, restrictions, reservations and easements of record.

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PARCEL G: (Tax parcel no. P69355)

Lot 12 in Block 1 of Sound View Second Addition to Similk Beach, recorded in Volume 5 of Plats, page 5, Records of Skagit County, Washington. SUBJECT TO all covenants, conditions, restrictions, reservations and easements of record.

PARCEL H: (Tax parcel no. P69364)

Lots 13 and 14 in Block 2 of Sound View Second Addition to Similk Beach, recorded in Volume 5 of Plats, page 5, Records of Skagit County, Washington. SUBJECT TO all covenants, conditions, restrictions, reservations and easements of record.

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