

Return Address:

Mr. Evan M. McCauley
Jeffers, Danielson, Sonn & Aylward, P.S.
2600 Chester Kimm Road
P.O. Box 1688
Wenatchee, WA 98807-1688

58027
REAL ESTATE EXCISE TAX
EXEMPT
Chelan County Treasurer
David E. Smiths, CPA
By *[Signature]* 3-8-17
Deputy

WARRANTY FULFILLMENT DEED

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Grantor (Seller): Kathryn M. Smithson, Personal Representative of the Estate of Homer A. Smithson, Jr., a/k/a Al Smithson, deceased
Grantees (Purchaser): Richard A. Smithson and Elaine R. Smithson, husband and wife
Legal Description (abbreviated): Ptns. Secs. 21 and 28, T. 24 N., R. 18, E.W.M., Chelan County, Washington. Additional legal on pages 1 and 2.
Reference Number of Contract Fulfilled: 8807110008, 9110220004, 9408030003
Assessor's Tax Parcel ID#: 24-18-28-220-200, 24-18-28-300-050, 24-18-28-000-050, and 24-18-21-340-150

THE GRANTOR, KATHRYN M. SMITHSON, Personal Representative of the Estate of Homer A. Smithson, Jr., a/k/a Al Smithson, deceased, conveys and warrants to RICHARD A. SMITHSON and ELAINE R. SMITHSON, husband and wife, the following described real estate, situated in the County of Chelan, State of Washington:

A Twenty-Five percent (25%) undivided interest in and to that certain real estate situated in the County of Chelan, State of Washington, described as follows:

The West half of the Northwest quarter of the Northwest quarter and the North half of the Southwest quarter of the Northwest quarter, all in Section 28, Township 24 North, Range 18, E.W.M., Chelan County, Washington.

EXCEPT the North 5 rods of the West 16 rods of the said Northwest quarter, as described as being one-half acre situated in the Northwest corner of the Northwest quarter of said Section 28, Township 24 North, Range 18, E.W.M., Chelan County, Washington.

That part of the South half of the Southwest quarter of Section 21, Township 24 North, Range 18, E.W.M., lying South of Peshastin Creek and West of a ridge described as follows:

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Beginning at the Southeast corner of said subdivision; thence West on the South line thereof 363 feet, more or less, to the center of said ridge; thence following said ridge in a northeasterly direction to Peshastin Creek,

EXCEPT that part of said premises described as follows: Commencing at the Southwest corner of said Section 21; thence North 89°37' East along the South line of said Section 21 for 886.09 feet to the centerline of Peshastin Creek; thence South 47°17' East for 117.60 feet to a 3/4 inch iron pipe; thence North 36°07'40" East for 210.58 feet to the centerline of Pioneer Ditch, the True Point of Beginning for this description; thence South 47°10'00" East for 105.72 feet; thence North 69°51'00" East for 130.48 feet; thence North 52°47'00" East for 133.40 feet; thence North 11°07'00" West for 98.68 feet to the center line of Pioneer Ditch; thence westerly along the center line of said ditch for 340 feet, more or less, to the True Point of Beginning,

EXCEPT right of way for PSH #2, Ingall's Creek to Junction of PSH # 15, by instruments recorded July 12, 1943, in Volume 321, Page 459, under Auditor's File Number 349238, and recorded February 27, 1957, in Volume 562, Page 598, under Auditor's File Number 517982.

ALSO EXCEPT right of way and easements for irrigation works, telephone and power lines and roads.

ALSO, the Northwest quarter of the Southeast quarter, the Northeast quarter of the Southwest quarter; the Southeast quarter of the northwest quarter; the Northeast quarter of the Northwest quarter; the East half of the Northwest quarter of the Northwest quarter, and all that part of the Southwest quarter of the Northeast quarter lying West of the summit of the ridge running northerly and southerly across said subdivision; all in Section 28, Township 24 North, Range 18, E.W.M., Chelan County, Washington.

RESERVING TO THE SELLER for and during the lives of the Seller and Marliese Crean, and the survivor of them, all timber rights.

RESERVING TO THE SELLER, for and during the lives of the Seller and Marliese Crean, and the survivor of them, all rental income from any and all buildings located on said real estate.

Purchaser's interest in said contract is now held of record by Richard A. Smithson and Elaine R. Smithson, husband and wife, by virtue of the following:

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That certain Real Estate Contract between Al Smithson, whose formal name is Homer A. Smithson, Jr., a single man, Seller, and Richard A. Smithson and Leslie Smithson, husband and wife, Purchasers; dated the 21st day of June, 1988, recorded the 11th day of July, 1988, under Auditor's File No. 8807110008.

That certain Purchaser's Assignment of Real Estate Contract between Leslie Smithson, as Grantor, and Richard A. Smithson, as Grantee, dated the 22nd day of August, 1991, recorded the 21st day of October, 1991, under Auditor's File No. 9110220004.

That certain First Amendment of Real Estate Contract between Homer A. Smithson, Jr., also known as Al Smithson, a single man, Seller, and Richard A. Smithson and Elaine R. Smithson, husband and wife, Purchasers, dated the 28th day of July, 1994, and recorded the 2nd day of August, 1994, under Auditor's File No. 9408030003.

THIS DEED is given subject to all encumbrances rights, restrictions, reservations, covenants, and easements of record as of the date of said contract, and furthermore, the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser 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.

Excise tax paid under Excise Tax No. 58027 on July 11, 1988.

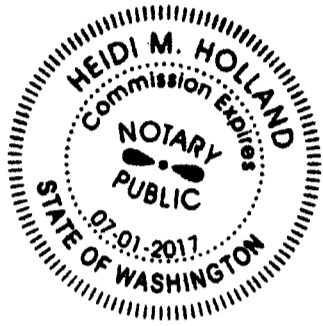
DATED this 6 day of MARCH, 2017.

KATHRYN M. SMITHSON, Personal Representative of the Estate of Homer A. Smithson, Jr., a/k/a Al Smithson, deceased

1 STATE OF WASHINGTON)
2 COUNTY OF Chelan) ss.

3 I certify that I know or have satisfactory evidence that KATHRYN M. SMITHSON
4 is the person who appeared before me and said person acknowledged that she signed this
5 instrument, on oath stated that she was authorized to execute the instrument and acknowledged
6 it as the Personal Representative of the Estate of Homer A. Smithson, Jr., a/k/a Al Smithson,
7 deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in
8 the instrument.

9 Dated this 6th day of March, 2017.



10 Heidi M. Holland
11 Typed/Printed Name Heidi M. Holland
12 NOTARY PUBLIC
13 In and for the State of Washington
14 My appointment expires July 1, 2017