



**PIONEER NATIONAL
TITLE INSURANCE**

A TITROR COMPANY

Filed for Record at Request of

Clair A. Crossman

AFTER RECORDING MAIL TO:

Clair A. Crossman

1414A McLean Rd

Mount Vernon, WA 98273

8409130008

THIS SPACE RESERVED FOR RECORDER'S USE
JERRY MCINTURFF
SKAGIT COUNTY RECORDER

500
'84 SEP 13 A10 100

RECORDED ☒ INDEXED ☒
REQUEST OF _____

REVENUE STAMPS

Return:

Clair A. Crossman
330 Metcalf
Sedro-Woolley, WA
98284

FORM L58F

Statutory Warranty Deed

THE GRANTOR *RIVER WEST PARTNERSHIP, BY CYRIL FROL
TRUSTEE*

for and in consideration of 10 dollars and other valuable consideration
in hand paid, conveys and warrants to Clair A. Crossman and George E. Hieber
the following described real estate, situated in the County of Skagit, State of
Washington:

Legal Description

PARCEL 7

That portion of Government Lot 1 Section 31,
Township 33 North, Range 11 E.W.M. Described as
follows;

Commencing at a point on the North line of said
Section 31 which bears N 89° 50' 42" W a distance of
434.54 feet from the Northeast corner of said Section
31;

Thence S 17° 44' 36" E 354.32 feet;

Thence Southeasterly along a curve to the Left having
a radius of 420 feet; through a central angle of 22°
48' 45" an arc distance of 167.22 feet to the Point of
Beginning;

Thence Southeasterly along a curve to the left having
a radius of 420 feet; through a central angle of 4° 17'
45" an arc distance of 31.49 feet;

Thence S 44° 51' 06" E 55.43 feet;

Thence S 47° 30' W 1600 feet more or less to the Old
Channel of the Suatle River as shown on exhibit A;

Thence Northwesterly along said River to a point lying
S 52° 45' W of the Point of Beginning;

Thence N 52° 45' E 1600 feet more or less to the Point
of Beginning;

8409130008 Together with and subject to a 20 foot easment for
ingress and egress as shown in exhibit A;

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Also subject to an easment granted to the United States
Forest Service for road.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated January 1, 1976, and conditioned for the conveyance of the above described property, and 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.

Real Estate Excise Tax was paid on this sale or stamped exempt on

Dated this

13th

day of

August 1984

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

SEP 10 1984

Amount Paid \$ 500.00
Ruth Wylie, Co. Treas.
By RD, Deputy

STATE OF WASHINGTON,
County of King

On this day personally appeared before me

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

13th

day of

August 1984

Notary Public in and for the State of Washington,
residing at

Edmonds

8409130006

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