



**PIONEER NATIONAL  
TITLE INSURANCE**

A TICOR COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

FILED FOR RECORD AT  
REQUEST OF: W # 1 #

TICOR TITLE INSURANCE  
2221 Riverside Drive, Mount Vernon, WA

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

H-70288

Amount Paid \$ 561.75  
Ruth Wylie, Co. Treas.

By [Signature] Deputy

**Statutory Warranty Deed**

**8410110039**

THE GRANTOR ROBERT V. SJOBOEN AND MARION SJOBOEN, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to ROGER WECHSLER AND LINDA A. BALLANTINE,  
HUSBAND AND WIFE

the following described real estate, situated in the County of SKAGIT, State of  
Washington:

(AS DESCRIBED IN SCHEDULE "A-1" ATTACHED HERETO)

GRANTEES HEREIN AGREE TO USE SAID PREMISES FOR AGRICULTURAL PURPOSES  
FOR A PERIOD OF NOT LESS THAT 5 YEARS, EXCEPT FOR 1 ACRE FOR RESID-  
ENTIAL PURPOSES.

GRANTORS HEREIN AGREE TO PROVIDE TO GRANTEES, A THIRTY (30) FOOT  
WIDE EASEMENT FROM COUNTY ROAD INTO THE ABOVE DESCRIBED PROPERTY.  
IF AN EASEMENT CANNOT BE NEGOTIATED WITH THE ADJACENT PROPERTY  
OWNER TO THE EAST, TO PROVIDE ACCESS NOW COMMONLY USED FROM YEAGER  
(WAGNER) ROAD, GRANTORS WILL PROVIDE A CLEARED EASEMENT INTO SAID  
PROPERTY, IN THE VICINITY OF THE NORTH LINE OF SAID SJOBOEN FARM.  
UNTIL SUCH EASEMENT IS CLEARED BY GRANTORS, THE GRANTEES SHALL  
HAVE THE RIGHT TO USE ANY EXISTING ROADWAY ACROSS THE SJOBOEN FARM  
TO PROVIDE ACCESS TO THE PORTION BEING PURCHASED. SUCH EASEMENT  
SHALL BE ACCEPTABLE TO GRANTEES AND LEGALLY RECORDED WITHIN 1 YEAR  
FROM OCTOBER 11, 1984.

SUBJECT TO RECLASSIFICATION AS FARM AND AGRICULTURAL FOR TAX PURPOSES  
RECORDED UNDER AUDITOR'S FILE NO. 754301 AND FURTHER SUBJECT TO  
MATTERS NOTED IN SCHEDULE "B-1" OF SECOND COMMITMENT FOR TITLE INSURANCE  
NO. H-70288.

Dated this 4TH

day of OCTOBER, 1984.

APPROVED AND ACCEPTED

[Signature]  
ROGER WECHSLER  
[Signature]  
LINDA A. BALLANTINE

[Signature] (SEAL)  
ROBERT V. SJOBOEN  
[Signature] (SEAL)  
MARION SJOBOEN

STATE OF WASHINGTON, }  
County of } ss.

On this day personally appeared before me ROBERT V. SJOBOEN AND MARION SJOBOEN  
to me known to be the individuals described in and who executed the within and foregoing instrument, and  
acknowledged that THEY signed the same as THEIR free and voluntary act and deed, for the  
uses and purposes therein mentioned.

GIVEN under my hand and official seal this

10th

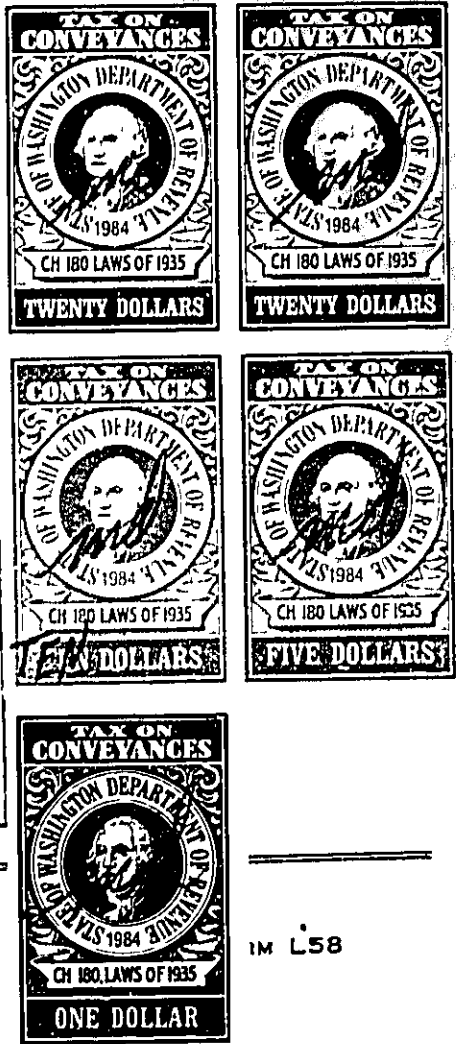
day of

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

**8410110039**

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JERRY MCINTURFF  
THIS SPACE RESERVED FOR RECORDER'S USE  
'84 OCT 11 P3:43  
RECORDED  
REQUEST OF



H-70288

SCHEDULE "A-1"

THAT PORTION OF GOVERNMENT LOTS 3, 4, 5 AND 6, SECTION 19, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE SOUTH LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY WITH THE WEST LINE OF THAT CERTAIN TRACT SOLD TO JOHN W. MAXWELL BY CONTRACT DATED NOVEMBER 5, 1968 AND RECORDED NOVEMBER 8, 1968 UNDER AUDITOR'S FILE NO. 720179; THENCE WEST ALONG THE SOUTH LINE OF SAID RIGHT OF WAY 560 FEET; THENCE SOUTH PARALLEL THE WEST LINE OF SAID MAXWELL TRACT 1,845 FEET MORE OR LESS TO THE NORMAL HIGH WATER MARK OF THE SKAGIT RIVER; THENCE EAST ALONG SAID RIVER TO THE WEST LINE OF SAID MAXWELL TRACT; THENCE NORTH ALONG SAID WEST LINE 1,465 FEET MORE OR LESS TO THE POINT OF BEGINNING.

JL

8410110039

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