

Deed
Title

SA-3793

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WARRANTY DEED

The Grantors, DAPIUS BRESEE and MARIAN L. BRESEE, husband and wife,
for and in consideration of the sum of FIFTEEN THOUSAND DOLLARS (\$15,000.00)
in hand paid, receipt of which is hereby acknowledged, hereby convey and
warrant unto MIKE BALDWIN and KAREN BALDWIN, husband and wife, the follow-
ing described real estate, situated in the County of Skagit, State of Wash-
ington, to-wit:

PARCEL A:

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ITC

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PARCEL A:

A triangular shaped portion of Lot A in Short Plat No. 47-80, approved
September 4, 1980, recorded in Volume 5 of Short Plats, page 45,
records of Skagit County, Washington, being a portion of the
Northeast Quarter of the Southeast Quarter of Section 11, Township
34 North, Range 1 East of the Willamette Meridian, more particularly
described as follows:

Beginning at a point on the Westerly line of the County road known as Sharpe
Road as it existed on April 21, 1953; thence Southwesterly along
said Road line to an intersection with a line 230.94 feet South of
and parallel to the North line of said subdivision; thence North
89°29' West 231.27 feet; thence North 0°23' East 230.94 feet to the
North line of said subdivision; thence South 89°29' East along the
North line of said subdivision 182.5 feet to the point of beginning;
EXCEPT the North 20 feet thereof;

PARCEL B:

Beginning at a point on the Westerly line of the County road known as
Sharpe Road as shown on the face of said Short Plat, at a point
that lies North 33°47' East a distance of 234.75 feet from the
Southernmost corner of said Lot A; thence North 58°52' West for 181.26
feet to a corner on the North line of said Lot I; thence South 89°29'06"
East along the North line of said Lot I for 207.43 feet to the Westerly
line of said County road; thence Southwesterly along said Westerly
line to the point of beginning;

PARCEL C:

Instrument recorded August 7, 1975 under Auditor's No. 821627, records
of Skagit County, Washington, in favor of Skagit County, for ingress,
egress, utilities and county road, affecting the Easterly portion
of parcel I;

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Notes contained on the face of said Short Plat, as follows:

- a. All maintenance and construction of private roads are the responsibility of the lot owners, and the responsibility of maintenance shall be in direct relationship to usage of road;
- b. Short Plat number and date of approval shall be included in all deeds and contracts;

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

PARCEL B above described is added to the property described as PARCEL A, no adjustment of boundary, and no structure or improvement of any kind shall be placed upon said tract by the grantees without the consent and approval of the Skagit Permit Center. *R.B. Jr.*

Dated this 8th day of ~~April~~ May, 1985.

(SEAL)

(SEAL)

STATE OF WASHINGTON)
COUNTY OF King) :ss

On this day personally appeared before me DARIUS BRESEL and MARTIN L. BRESEL, 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 8th day of ~~April~~ May, 1985.

John H. Clegg
NOTARY PUBLIC in and for the State of Washington, residing at Bell City