



# First American Title Insurance Company

700

THIS SPACE PROVIDED FOR RECORDER'S USE

JERRY MCINTURFF  
SKAGIT COUNTY AUDITOR

86 SEP 10 P4:02

RECORDED \_\_\_\_\_ FILED \_\_\_\_\_  
REQUEST OF \_\_\_\_\_

Filed for Record at Request of \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

City and State \_\_\_\_\_

19459

Revenue 8000

## 8609100047

### Statutory Warranty Deed

PLEASE SIGN AND RETURN

THE GRANTOR ZELPHA M. WINGERD, LENORA M. MCGARRAH, AND DORTHEA M. CLINGMAN,  
AS TENANTS IN COMMON, EACH AS HER SEPARATE PROPERTY;  
for and in consideration of FORTY THOUSAND AND ----- NO/100 (\$40,000.00);

in hand paid, conveys and warrants to TIMOTHY J. MCGARRAH AND CHIKITA MCGARRAH,  
HUSBAND AND WIFE:  
the following described real estate, situated in the County of SKAGIT, State of Washington:

(SEE EXHIBIT "A", ATTACHED HERETO.)

SUBJECT TO: SCHEDULE B-1 OF FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY  
COMMITMENT FOR TITLE INSURANCE NO. 19459-E.

2950  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

SEP 10 1986

Amount Paid \$ 42800  
Ruth Wylie, Co. Treas.  
By W Deput

FIRST AMERICAN TITLE CO. 19459-1

Dated SEPTEMBER 2, 19 86

*Zelpha M. Wingerd*  
ZELPHA M. WINGERD

*Dorthea M. Clingman*  
DOROTHEA M. CLINGMAN

*Lenora M. McGarrah*  
LENORA M. MCGARRAH

STATE OF WASHINGTON  
COUNTY OF SKAGIT

On this day personally appeared before me  
LENORA M. MCGARRAH

to me known to be the individual(s) described in and who  
executed the within and foregoing instrument, and  
acknowledged that SHE signed the same  
as HER free and voluntary act and deed,  
for the uses and purposes therein mentioned

GIVEN under my hand and official seal this  
4th day of September, 19 86

*James A. Hayes*  
Notary Public in and for the State of Washington, residing at  
MT VERNON Burlington



to me known to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary,  
respectively, of \_\_\_\_\_  
the corporation that executed the foregoing instrument, and acknowledged the said instru-  
ment to be the free and voluntary act and deed of said corporation, for the uses and purposes  
therein mentioned, and on oath stated that \_\_\_\_\_  
authorized to execute the said instrument and that the seal affixed is the corporate seal of said  
corporation

Witness my hand and official seal hereto affixed the day and year first above written

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

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STATE OF ) Nevada  
COUNTY of ) Clark ) ss.

On this day personally appeared before me Zelpha M. Wingerd to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that ~~they~~ <sup>she</sup> signed the same as ~~their~~ <sup>her</sup> free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8<sup>th</sup> of SEPTEMBER 1987.



GORDON L. HAWKINS  
Notary Public State of Nevada  
COUNTY OF CLARK  
My Appointment Expires  
December 7, 1987

Gordon L. Hawkins  
Notary public in and for the  
State of  
Residing at LAS VEGAS, NV  
Commission expires 8-7-87  
(Date)

STATE OF ) WASHINGTON  
COUNTY of ) SKAGIT ) ss.

On this day personally appeared before me Dorthea M. Clingman to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that ~~they~~ <sup>she</sup> signed the same as ~~their~~ <sup>her</sup> free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4<sup>th</sup> of September 1987.

James A. Hayson  
Notary public in and for the  
State of  
Residing at Burlington  
Commission expires 8/20/88  
(Date)

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EXHIBIT "A" (LEGAL DESCRIPTION)

PARCEL "A":

The South 70 feet of the North 290 feet of that portion of the Southeast 1/4 of the Northeast 1/4 and of Government Lot 6 in Section 36, Township 34 North, Range 4 East W.M., described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 36; thence South 89 deg. 25'43" West along the South line of said Northeast 1/4, a distance of 1208.46 feet to the true point of beginning; thence North 17 deg. 05'32" West, a distance of 930.67 feet; thence South 74 deg. 16'52" West, a distance of 508.04 feet, more or less, to a point on the East right of way line of State Highway 1-A; thence in a Southerly direction along said East right of way line of State Highway No. 1-A, on a curve to the right, to a point on the South line of the Northeast 1/4 of Section 36; thence North 89 deg. 25'43" East along said South line of the Northeast 1/4, a distance of 514.21 feet, more or less, to the true point of beginning.

TOGETHER WITH a non-exclusive easement over a private road as it lies on the ground running approximately 100 feet from the South line of the property herein described in a general Southerly direction to connect with what is known as the Church Road as it lies on the ground and over said Church road from that point running Westerly to the State Highway, insofar as said easements lie within the following described property:

That portion of the Southeast 1/4 of the Northeast 1/4 and of Government Lot 6 in Section 36, Township 34 North, Range 4 East W.M., described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 36; thence South 89 deg. 25'43" West along the South line of said Northeast 1/4, a distance of 1208.46 feet to the true point of beginning of this description; thence North 17 deg. 05'32" West, a distance of 930.67 feet; thence South 74 deg. 16'52" West, a distance of 508.04 feet, more or less, to a point on the East right of way line of State Highway 1-A; thence in a Southerly direction along said East right of way line of State Highway No. 1-A on a curve to the right, to a point on the South line of the Northeast 1/4 of Section 36; thence North 89 deg. 25'43" East along said South line of the Northeast 1/4, a distance of 514.21 feet, more or less, to the true point of beginning.

PARCEL "B":

The Northerly 60 feet of that portion of the following described property in the Southeast 1/4 of the Northeast 1/4, and in Government Lot 6, Section 36, Township 34 North, Range 4 East W.M., lying Northerly and Easterly of a private road as it lies on the ground:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 36; thence South 89 deg. 25'43" West along the South line of said Northeast 1/4, a distance of 1208.46 feet to a point; thence continue South 89 deg. 25'43" West, 514.21 feet, more or less, to the Easterly line of State Highway No. 1-A; thence Northerly along said Easterly line, 184 feet to the true point of beginning; thence continue Northerly along said Easterly line, 328 feet, more or less, to the Southwest corner of those premises contracted to be conveyed to Ervin A. Taylor, et al, by instrument dated May 31, 1961, filed June 27, 1961, as Auditor's File No. 609310, and recorded in Volume 317 of Deeds, at page 126; thence North 74 deg. 16'52" East to the Southeast corner of said Taylor premises; thence South 17 deg. 05'32" East to a point which lies North 74 deg. 16'52" East from the true point of beginning; thence South 74 deg. 16'52" West to the true point of beginning.

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