



Transamerica
Title Insurance Company

FILED FOR RECORD AT REQUEST OF

LAND TITLE COMPANY OF SKAGIT COUNTY

THIS SPACE PROVIDED FOR RECORDER'S USE:

JERRY MCINTURE
SKAGIT COUNTY RECORDER

'88 MAY 31 P3:36

RECORDED FILED
REQUEST OF

WHEN RECORDED RETURN TO

Name..... Mr. & Mrs. Larry Fladebo

Address..... 1644 Peterson Road

City, State, Zip..... Burlington, WA 98233

Statutory Warranty Deed

T-59164-E

8805310062

THE GRANTOR VALLEY BANK

for and in consideration of \$10.00 and other good and valuable consideration

in hand paid, conveys and warrants to LARRY FLADEBO and DELORES FLADEBO, husband and wife

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

Legal Description as described on "Schedule A-1" attached hereto and by this reference made a part hereof.

SUBJECT TO Reservation recorded November 30, 1936 under Volume 170 of Deeds, page 569.

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purpose of creating an additional building lot.

BOUNDARY ADJUSTMENT

Reviewed and approved
in accordance with S.C. Code Chapter 34.17.

SKAGIT CO. PLANNING DEPT.

Date: 5/27/88

1935
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 31 1988

Amount Paid \$ 134.00

By Ruth Wylie, Co. Treas.

Dated May 26th 19 88

VALLEY BANK

By:  President
Michal D. Cann, President

STATE OF WASHINGTON } ss.
COUNTY OF _____

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 _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 19 _____

Notary Public in and for the State of Washington, residing at _____
My appointment expires: _____

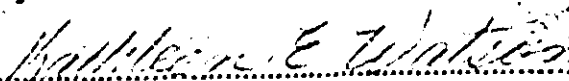
STATE OF WASHINGTON } ss.
COUNTY OF Skagit

On this 26th day of May 19 88, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

Michal D. Cann

and _____ President of Valley Bank, a corporation, to me known to be the _____ President of Valley Bank, a corporation, that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is _____ 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 _____
My appointment expires: 3-17-92

8805310062

VOL 759 PAGE 574

Schedule "A-1"

T-59164

DESCRIPTION:

All that portion of the following described Tract "X", lying Northerly of the following described line:

Beginning at a point on the East line of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 35 North, Range 4 East, W.M., which is North $2^{\circ}13'04''$ East 1970.49 feet from the Southeast corner thereof; said point being the Northeast corner of a tract conveyed to Dick Nevitt and Deanne Nevitt, husband and wife, by instrument recorded July 30, 1971 under Auditor's File No. 756120; thence North $88^{\circ}53'56''$ West parallel to the South line of said Northwest $\frac{1}{4}$ and along the North line of said Nevitt Tract and said North line extended to an intersection with the Easterly line of the Great Northern Railway Company and the true point of beginning of this line description; thence South $88^{\circ}53'56''$ East to the East line of Tract X hereinafter described and the terminus of this line description:

Tract X:

That portion of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 35 North, Range 4 East W.M., described as follows:

Beginning at a point 660 feet North of the Southeast corner of said subdivision; thence North along the East line of said subdivision 1730 feet, more or less, to the South line of that certain tract conveyed to J. W. Callahan by deed recorded December 11, 1946, under Auditor's File No. 398923; thence West along the South line of said Callahan Tract to the East line of the Great Northern Railway right of way; thence Southerly along the East line of said right of way to a point 660 feet North of the South line of said Northwest $\frac{1}{4}$ of Section 32; thence East to the point of beginning, EXCEPT the following described tracts:

1. Beginning at a point on the East line of said West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ which is North $2^{\circ}13'04''$ East 1760.49 feet from the Southeast corner thereof; thence North $2^{\circ}13'04''$ East along said East line a distance of 210.00 feet; thence North $88^{\circ}53'56''$ West parallel to the South line of said Northwest $\frac{1}{4}$ a distance of 200 feet; thence South 210 feet to a point which is North $88^{\circ}53'56''$ West 200 feet from the point of beginning; thence South $88^{\circ}53'56''$ East a distance of 200 feet to the point of beginning.

2. Beginning at a point on the East line of said West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ which is North $2^{\circ}13'04''$ East 1307.49 feet from the Southeast corner thereof; thence North $2^{\circ}13'04''$ East along said East line a distance of 200.00 feet; thence North $88^{\circ}53'56''$ West parallel to the South line of said Northwest $\frac{1}{4}$ a distance of 200.00 feet; thence South $2^{\circ}13'04''$ West a distance of 200.00 feet to a point which is North $88^{\circ}53'56''$ West from the point of beginning; thence South $88^{\circ}53'56''$ East a distance of 200.00 feet to the point of beginning; and

ALSO those portions of Lots 9, 10 and 19; PLAT OF THE BURLINGTON ACREAGE PROPERTY, as per plat recorded in Volume 1 of Plats, page 19, records of Skagit County, described as follows:

VOL 759 PAGE 575

8805310062

Schedule "A-1"

T-59164

DESCRIPTION CONTINUED:

Beginning at a point 150 feet North of the Southwest corner of said Lot 19; thence North along the West line of Lots 19, 10 and 9, 1580 feet, more or less, to the South line of that certain tract conveyed to J. W. Callahan by deed recorded December 11, 1946, under Auditor's File No. 398923; thence East along the South line of said Callahan Tract 250 feet to the West line of that certain tract conveyed to Vern Knutzen and Myrtle Knutzen, husband and wife, by deed recorded November 8, 1954, under Auditor's File No. 508936, records of said County; thence South along the West line of said Vern Knutzen Tract to the South line of said Lot 9; thence West along the South line of said Lot 9 to a point 150 feet East of the West line of said Lot 9; thence South and parallel to the West line of Lots 10 and 19 to a point 300 feet North of the South line of said Lot 19; thence Southwesterly in a straight line to the point of beginning. EXCEPT mineral rights as reserved in deed dated September 22, 1936 and recorded November 30, 1936 in volume of Deeds, page 569.

TOGETHER WITH that portion of the vacated 30 foot wide road adjacent to said Lots 9, 10 and 19 on the West which has reverted to said property by operation of law.

(End of Tract X)

TOGETHER WITH an easement for ingress, egress and utilities over the existing roadway over the above described Tract X lying Southerly of the line described above.

Situate in the County of Skagit, State of Washington.