



**First American Title Insurance Company**

8/10/88  
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THIS SPACE PROVIDED FOR RECORDER'S USE:  
92 FEB 26 P3:42  
9202260069

Filed for Record at Request of

**9203050004**

Name John S. Milnor

Address 920 Nez Perce Dr.

City and State Mount Vernon, WA. 98273

**Statutory Warranty Deed**

742  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

FEB 26 1992

THE GRANTOR Keith S. Johnson and Alison R. Johnson, hwf.,  
for and in consideration of Dissolution of Partnership  
in hand paid, conveys and warrants to John S. Milnor and Danya R. Milnor, hwf.

Amount Paid \$ 102.18  
By Skagit Co. Treasurer  
Deputy

the following described real estate, situated in the County of Skagit

, State of Washington:

See Attached Legal Descriptions

FIRST AMERICAN TITLE CO. 34645

The Grantors hereby warrant that they will construct a road to a county standard sufficient to allow the Grantees to short plat the property described herein into 4 lots. Said road to be constructed as soon as weather conditions will permit construction. The road shall be constructed from the North end of the property described herein to the West line of said property and thence South to a point 150 feet North of the South line thereof.. The Grantors shall also install gas lines, water lines, telephone lines, television cable and electric power lines, With said road construction provided that the Grantees pay the Puget Power deposit for electric line installation.

The Grantors hereby reserve for their own benefit a non-exclusive 60 foot wide easement over and across the same 60 foot easement conveyed to Kirk M. Campbell, et ux, by deed recorded December 6, 1991 as Auditor's File No. 9112060064.

Dated February 12th, 1992 '92 MAR -5 1992

857  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

MAR 5 1992

Keith S. Johnson  
Alison R. Johnson

Amount Paid \$ 0  
By Skagit Co. Treasurer  
Deputy

STATE OF WASHINGTON }  
COUNTY OF Skagit } ss.

STATE OF WASHINGTON }  
COUNTY OF \_\_\_\_\_ } ss.

On this day personally appeared before me

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_

to me known to be the individual(s) 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.

and \_\_\_\_\_  
to me known to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, of \_\_\_\_\_ the 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 \_\_\_\_\_ 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.

GIVEN under my hand and official seal this 12th day of February, 1992.  
Keith S. Johnson  
Notary Public in and for the State of Washington, residing at Mount Vernon

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

**9203050004**  
**9202260069**

BR 1054 PG 0094

LPB-10 (6/84)

0309 1992 0512 2079

SCHEDULE "C"

The land referred to herein is situated in the County of SKAGIT, State of Washington, and is described as follows:

Parcel A

That portion of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 33 North, Range 3 East, W.M., lying Easterly and Southerly of the following described line:

Commencing at the Northeast corner of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 thence South 2 degrees 43'19" East 210.95 feet along the East line of said subdivision to a point on the Southeasterly right-of-way margin of "CASCADE RIDGE COURT", a private roadway, as the same is shown of the face of Skagit County Short Plat No. 91-023, approved July 1, 1991 and recorded July 3, 1991 in Volume 9 of Short Plats, pages 382-383, records of Skagit County, Washington; and the True Point of Beginning of said line; thence South 23 degrees 10'40" West 128.99 feet along said Southeasterly margin to the South line of the North 330.00 feet of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4; thence North 88 degrees 55'02" West 64.75 feet along said South line to the Northeast corner of that certain tract conveyed to Frederick and Arlene Nyman, husband and wife, by Quit Claim Deed recorded under Skagit County Auditor's File Number 9107080018; thence South 23 degrees 10'40" West 214.69 feet along the East line of said Nyman tract to a point of curvature; thence along the arc of said curve to the left having a radius of 530.00 feet, through a central angle of 14 degrees 38'24", an arc distance of 135.42 feet of the South line of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 33 North, Range 4 East, W.M. and the terminus of said line.

Parcel B

The West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 4, Township 33 North, Range 4 East, W.M.,

EXCEPT any portion thereof lying within Skagit County Short Plat Number 91-023, approved July 1, 1991 and recorded July 3, 1991 in Volume 9 of Short Plats, pages 382-383, records of Skagit County, Washington.

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Order No.

SCHEDULE "C"

AND ALSO EXCEPT any portion thereof lying within the right of way of "CASCADE RIDGE DRIVE" which is concave to the North, as the same is shown on the Plat of "CASCADE RIDGE P.U.D.", recorded in Volume 14 of Plats, pages 112 - 121, inclusive, records of Skagit County, Washington.

Parcel C

That portion of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 4, Township 33 North, Range 4 East, W.M., lying both Southeasterly of the Southeasterly right-of-way line of "CASCADE RIDGE DRIVE" as the same is shown on the Plat of "CASCADE RIDGE P.U.D." recorded in Volume 14 of Plats, page 112-121, inclusive, and Westerly of the following described line:

Beginning at the South 1/4 corner of said Section 4, Township 33 North, Range 4 East, W.M., thence North 2 degrees 43'19" West 400.00 feet along the North-South centerline of said Section 4; thence North 31 degrees 26'52" East 1223.47 feet to the Southwest corner of that certain tract conveyed to Kirk and Lale Campbell, husband and wife, by Quit Claim Deed recorded under Skagit County Auditor's File Number 9005300005; thence North 4 degrees 45'04" East 800.00 feet along the Westerly line of said Campbell tract to a point of tangency on the Easterly Margin of Cascade Ridge Drive as the same is shown on the Plat of "CASCADE RIDGE P.U.D." recorded in Volume 14 of Plats, pages 112-121, inclusive, records of Skagit County, Washington and the terminus of said line.

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Order No. 34205

SCHEDULE "C"

All of the above being together with a 60 foot easement for ingress, egress and utilities described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 33 North, Range 4 East, W.M.; thence South  $88^{\circ} 52' 33''$  East 407.04 feet along the South line of said subdivision to the POINT OF BEGINNING; thence along a curve to the right having an initial tangent bearing of North  $8^{\circ} 32' 16''$  East, a radius of 530.00 feet, through a central angle of  $14^{\circ} 38' 24''$ , an arc distance of 135.42 feet to a point of tangency; thence North  $23^{\circ} 10' 40''$  East 630.00 feet to a point of curvature; thence along the arc of said curve to the left having a radius of 270.00 feet, through a central angle of  $29^{\circ} 24' 37''$ , an arc distance of 138.59 feet to a point of tangency; thence North  $6^{\circ} 13' 57''$  West 274.07 feet to a point of curvature; thence along the arc of said curve to the right having a radius of 180.00 feet, through a central angle of  $103^{\circ} 25' 11''$ , an arc distance of 324.90 feet to a point of reverse curvature; thence along the arc of said curve to the left having a radius of 35.00 feet through a central angle of  $91^{\circ} 55' 30''$ , an arc distance of 56.15 feet to a point of curvature on the Westerly right-of-way margin of Cascade Ridge Drive as the same is shown on the Plat of "Cascade Ridge P.U.D.", as per Plat recorded in Volume 14 of Plats, pages 112-121, inclusive, records of Skagit County, Washington; thence Southerly along said Westerly right-of-way margin along the arc of said curve to the right having an initial tangent bearing of South  $5^{\circ} 15' 44''$  West, a radius of 1970.00 feet, through a central angle of  $1^{\circ} 55' 30''$ , an arc distance of 66.19 feet to a point of tangency; thence South  $7^{\circ} 11' 14''$  West 65.00 feet to a point of curvature; thence along the arc of said curve to the left, concave to the Southwest, having an initial tangent bearing of North  $7^{\circ} 11' 14''$  East, a radius of 35.00 feet, through a central angle of  $90^{\circ} 00' 00''$ , an arc distance of 54.98 feet to a point of tangency; thence North  $82^{\circ} 48' 46''$  West 1.09 feet to a point of curvature; thence along the arc of said curve to the left having a radius of 120.00 feet, through a central angle of  $103^{\circ} 25' 11''$ , an arc distance of 216.60 feet to a point of tangency; thence South  $6^{\circ} 13' 57''$  East 274.07 feet to a point of curvature; thence along the arc of said curve to the right having a radius of 330.00 feet, through a central angle of  $29^{\circ} 24' 37''$ , an arc distance of 169.39 feet to a point of tangency; thence South  $23^{\circ} 10' 40''$  West 630.00 feet to a point of curvature; thence along the arc of said curve to the left, having a radius of 470.00 feet, through a central angle of  $13^{\circ} 41' 14''$ , an arc distance of 112.28 feet to the South line of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 33 North, Range 4 East, W.M.; thence North  $88^{\circ} 52' 33''$  West 60.57 feet along said South line to the POINT OF BEGINNING.

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BK 1054 PG 0097

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