

FILED FOR RECORD AT REQUEST OF

ISLAND TITLE COMPANY
P. O. BOX 1228
ANACORTES, WA 98221
Order No. SA-15105

AFTER RECORDING MAIL TO:

ISLAND TITLE COMPANY
P. O. BOX 1228
ANACORTES, WA 98221

Escrow No. AE-3077D

9512290137

THIS SPACE PROVIDED FOR RECORDER'S USE:

KATHY HILL

SKAGIT 6

95 DEC 29 P3:42

RECORDED _____ FILED _____

REQUEST OF _____

STATUTORY WARRANTY DEED

THE GRANTOR SAN JUAN FIDALGO HOLDING CO., INC., a Washington corporation

for and in consideration of THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$ 350,000.00)
in hand paid, conveys and warrants to KEVIN P. WELCH and JENNY WELCH, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A".

SUBJECT TO: Restrictions, reservations and easements of record.

DATED: December 19, 1995

SAN JUAN FIDALGO HOLDING CO.

Harry Rubin
Harry Rubin, Authorized Conveyance Agent

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DEC 29 1995

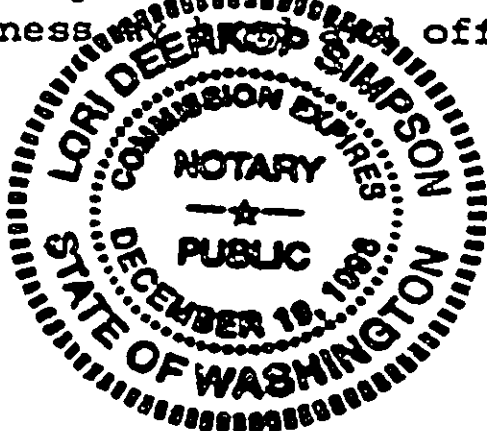
Amount Paid \$
By: Skagit County Treasurer
Deputy

STATE OF WASHINGTON

COUNTY OF 2nd

On this 26 day of December, 1995, before me, the undersigned,
a Notary Public in and for the State of Washington, duly commissioned and sworn, personally
appeared Harry Rubin and to me known to be the Authorized Conveyance Agent, for the Steering
Committee of SAN JUAN FIDALGO HOLDING CO. 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 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.



LORI DEERKOP SIMPSON
Notary Public in and for the State of Washington, residing at

Lori Deerkop Simpson - Mercer Island, WA

My appointment expires: 12-19-98

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BK1507PG0311

SA-15105

EXHIBIT "A"

PARCEL A:

That portion of the Southwest Quarter of the Northwest Quarter of Section 35, Township 35 North, Range 1 East of the Willamette Meridian, lying East of The Plat of the Pointe, Division No. 3, as per plat filed in Volume 14 of Plats, at pages 151, 152, and 153, records of Skagit County, Washington; Said parcel being a portion of Lot 4 of Short Plat No. 10-89 as approved June 27, 1989, and recorded August 2, 1989, in Volume 8 of Short Plats, page 150, under Auditor's File No. 8908020066, records of Skagit County, Washington;

PARCEL B:

TOGETHER WITH that portion of the Northwest Quarter of the Northwest Quarter of Section 35, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said Northwest Quarter of the Northwest Quarter;
thence South $89^{\circ}35'35''$ West along the South line of said Northwest Quarter of the Northwest Quarter a distance of 266.24 feet to the most Easterly line of Lot 38, Plat of the Pointe, Division No. 3, as per plat filed in Volume 14 of Plats at pages 151, 152, and 153;
thence North $22^{\circ}23'33''$ East for 86.26 feet;
thence North $3^{\circ}40'56''$ East a distance of 120.79 feet;
thence North $89^{\circ}35'35''$ East a distance of 228.88 feet to the East line of the Northwest Quarter of the Northwest Quarter;
thence South $0^{\circ}56'08''$ West a distance of 200.05 feet to the point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -

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FIRD COMMITMENT

BK1507PG0312