

83/11-
KATHY HILL
SKAGIT COUNTY CLERK

97 DEC 23 AM 1:30

RECORDED ☒ FILED ☒
REQUEST OF _____

When Recorded Return To:
MR. & MRS. DOUGLAS A. WEST
1318 TEAK LANE
MT. VERNON WA 98273

9712230037

Escrow No. SB-11542
ISLAND TITLE CO.

LPB-10

Statutory Warranty Deed

THE GRANTOR DONALD E. GARLAND, JR., a single man, and LYNN MINER, a single woman for and in consideration of TWO HUNDRED SIXTY FIVE THOUSAND AND NO/100 DOLLARS (\$265,000.00) in hand paid, conveys and warrants to DOUGLAS ALAN WEST and ALICE KIMBERLY WEST, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

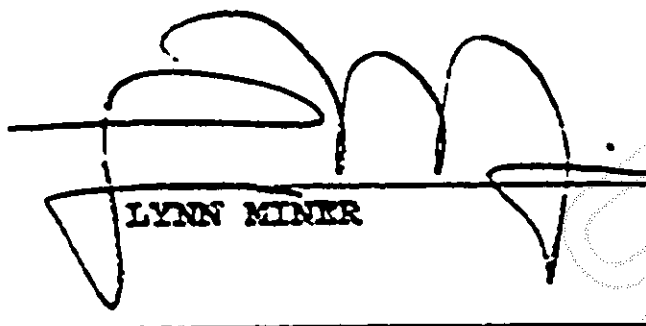
PORTION LOTS 7 AND 14, BLOCK 6, AND PORTION LOTS 2 AND 9, BLOCK 3, BINGHAM ACREAGE, AS MORE FULLY DESCRIBED IN EXHIBIT "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Restrictions, Reservations and Easements of record.

Assessor's Tax Parcel ID #: 3864-006-014-0000 P62233

DATED: November 26, 1997


DONALD E. GARLAND, JR.

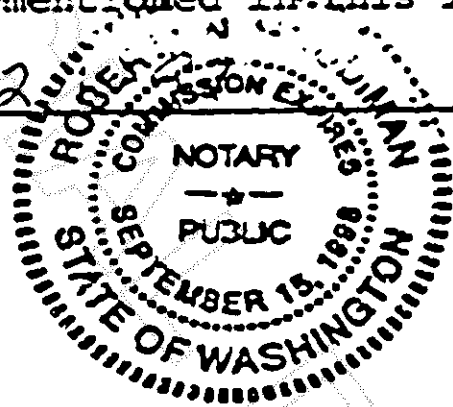

LYNN MINER


State of Washington
County of Skagit

} ..

I certify that I know or have satisfactory evidence that DONALD E. GARLAND, JR. AND LYNN MINER is/are the person(s) who appeared before me, and said person(s) acknowledged that THEY signed this instrument and acknowledged it to be THEIR free and voluntary act for the uses and purposes mentioned in this instrument.


Dated 12/23/97




ROBERTA N. HOODMAN, LPO 923
Notary Public in and for the State of
Washington, residing at BURLINGTON
My appointment expires: 9-15-99

21369
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DEC 23 1997

Amount paid \$ 4054.50
Skagit County Treasurer
By:  Deputy

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SB-11542

EXHIBIT "A"

PARCEL A:

Lot 14, Block 6, BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

PARCEL B:

The South 38.71 feet of Lot 7, Block 6, BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

PARCEL C:

The West 1 foot and the East 20.00 feet of Lot 7, Block 6, BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;

EXCEPT the South 38.71 feet thereof;

TOGETHER WITH that portion of the right-of-way which, upon vacation, attached by operation of law to the North line of said Lot 7 and which lies West of the Southerly prolongation of the East line of the West 3.43 feet of Lot 9, Block 3, in said BINGHAM ACREAGE.

PARCEL D:

The East 1 foot of the West 3.43 feet of Lot 2, Block 3, BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;

EXCEPT the North 10.00 feet thereof.

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EXHIBIT "A"

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PARCEL E:

Beginning at the Northeast corner of the West 2.43 feet of Lot 2, Block 3, BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; thence North $89^{\circ}33'49''$ East along the North line of said Lot 2 a distance of 3.00 feet; thence South $00^{\circ}02'20''$ East a distance of 3.00 feet; thence South $15^{\circ}52'34''$ East a distance of 7.29 feet to the point of intersection of the East line of the West 3.43 feet of said Lot 2 with the South line of the North 10 feet of said Lot 2; thence North $00^{\circ}02'20''$ West along said East line a distance of 16.00 feet to the point of beginning.

PARCEL F:

The East 1 foot of the West 3.43 feet of Lot 9, Block 3, BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH that portion of the right-of-way which, upon vacation, attached by operation of law to the South line of said Lot 9 and which lies between the Southerly projection of the sidelines of the hereinabove described 1 foot strip.

ALL situated in Skagit County, Washington.

- END OF EXHIBIT "A" -

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EXHIBIT "B"

PARCEL G:

An easement over, under, and through the East 14.00 feet to the West 15.00 feet of said Lot 7, Block 6, BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, including that portion of the vacated right-of-way adjacent to the North line thereof which lies West of the Northerly prolongation of the East line of the West 15.00 feet of said Lot 7 for construction, maintenance, and operation of a water line to be installed within the above described parcel;

EXCEPT the South 38.71 feet of said Lot 7.

PARCEL H:

An easement over, under, and through the East 15.00 feet of the West 17.43 feet of said Lot 2, Block 3, BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, for construction, maintenance, and operation of a water line.

PARCEL I:

An easement over, under, and through the East 15.00 feet of the West 17.43 feet of said Lot 9, Block 3, BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, including that portion of the vacated right-of-way lying between the Southerly projection of the sidelines of said 15.00-foot strip for construction, maintenance, and operation of a water line.

ALL situated in Skagit County, Washington.

- END OF EXHIBIT "B" -