



199908230214

Kathy Hill, Skagit County Auditor
8/23/1999 Page 1 of 3 11:15:10AM

AFTER RECORDING MAIL TO:

Name **WESLEY A. FENICAL, KERRY V. FENICAL**
Address **3867 SAJE LANE**
City, State, Zip **SEDRO WOOLLEY, WA 98284**
B59710

Filed for Record at Request of First American Title of Skagit County

Statutory Warranty Deed FIRST AMERICAN TITLE CO.
B59710E-1

THE GRANTOR **JEAN MARIE WILLIAMS**, as her separate property for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to **WESLEY A. FENICAL and KERRY V. FENICAL**, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

ABREVIATED LEGAL: SECTION 23, TOWNSHIP 36, RANGE 4; PTN SW 1/4

SUBJECT TO: Paragraphs A through K, inclusive of Schedule B-1 of First American Title Company's Preliminary Commitment for title insurance No. 59710; Second half 1999 taxes.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID **31095**

AUG 23 1999

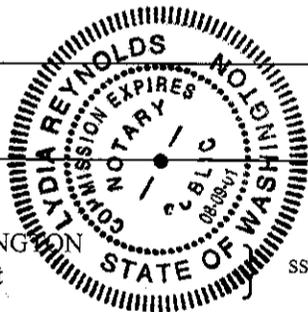
Amount Paid \$ **2256.75**
Skagit County Treasurer
Deputy
By: *OW*

Assessor's Property Tax Parcel Account Number(s): **360423--3-004-061, R49795**

Dated this **20th** day of August, 1999.

Jean Marie Williams

JEAN MARIE WILLIAMS



STATE OF WASHINGTON
COUNTY OF Skagit ss

I certify that I know or have satisfactory evidence that **JEAN MARIE WILLIAMS** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August **20th**, 1999

Lydia Reynolds
Lydia Reynolds

Notary Public in and for the State of Washington
Residing at **Sedro-Woolley Mt Vernon**
My appointment expires: **9/11/02 8-9-2001**

EXHIBIT "A"

PARCEL "A":

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 36 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of said Southeast 1/4 of the Southwest 1/4, said point also being South 89 degrees 43' 45" East, 1,320.87 feet from the Southwest corner of said Section 23;
thence North 01 degrees 21' 51" West along the West line of said Southeast 1/4 of the Southwest 1/4, 1,096.04 feet;
thence South 84 degrees 35' 07" East, 426.76 feet;
thence South 61 degrees 28' 57" East, 340.00 feet to the true point of beginning;
thence South 10 degrees 17' 26" West, 420.00 feet;
thence North 78 degrees 42' 05" East, 679.32 feet to an intersection with the East line of said Southeast 1/4 of the Southwest 1/4;
thence North 02 degrees 58' 45" West along said East line, 300.00 feet to a point that is North 88 degrees 03' 55" West, 575.86 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress and egress, roadway, and public and private utilities, in the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 36 North, Range 4 East, W.M., and also in the Northeast 1/4 of the Northwest 1/4 and in the Southeast 1/4 of said Northwest 1/4 in Section 26 of said Township and Range, said easement being 60 feet in width (except for a 50 foot radius cul-de-sac at the Northerly end of said 60 foot wide easement), the centerline of said 60 foot wide easement being more particularly described as follows:

Beginning at the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of said Section 26, said point also being South 89 degrees 43' 54" East 1,320.87 feet from the Northwest corner of said Section 26;
thence South 00 degrees 19' 53" East along the West line of said Northeast 1/4 of the Northwest 1/4 and along the West line of said Southeast 1/4 of the Northwest 1/4 1,329.83 feet to the North margin of the County road known as the Warner Road;
thence North 89 degrees 53' 45" East, along said North margin, 1,090.00 feet to the true pint of beginning of said 60 foot wide easement;



199908230214

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thence along said centerline North 00 degrees 06' 15" West 68.56 feet to a point of curvature;
thence along the arc of said curve to the right having a radius of 300 feet, through a central angle of 11 degrees 57' 56", an arc distance of 62.65 feet to a point of tangency;
thence North 11 degrees 51' 41" East 392.16 feet to a point of curvature;
thence along the arc of said curve to the left having a radius of 150 feet through a central angle of 48 degrees 54' 43", an arc distance of 128.05 feet to a point of tangency;
thence North 37 degrees 03' 02" West 442.82 feet to a point of curvature;
thence along the arc of said curve to the right having a radius of 120 feet, through a central angle of 77 degrees 45' 34" an arc distance of 162.86 feet to a point of reverse curvature;
thence along the arc of said curve to the left having a radius of 150 feet, through a central angle of 92 degrees 56' 06", an arc distance of 243.30 feet to a point of tangency;
thence North 52 degrees 13' 34" West 205.63 feet to a point of curvature;
thence along the arc of said curve to the right having a radius of 270.00 feet, through a central angle of 62 degrees 31' 00", an arc distance of 294.60 feet to a point of tangency;
thence North 10 degrees 17' 26" East 485.00 feet to the terminus of said centerline said terminus also being the center of said 50 feet radius cul-de-sac which is to be included as a part of this easement, EXCEPT that portion of said easement lying within the above described main tract.



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8/23/1999 Page 3 of 3 11:15:10AM