

AFTER RECORDING MAIL TO:
James L. Amsden
48893 Concrete Sauk Valley Road
Concrete, WA 98237



199908310152
Kathy Hill, Skagit County Auditor
8/31/1999 Page 1 of 3 3:59:53PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-90431-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Michael Casey Ferry, Nancy E. Ferry
Grantee(s): James L. Amsden, Deborah M. Elias-Amsden
Abbreviated Legal: Ptn. SE 1/4 of NE 1/4 & Gov. Lot 9, 19-35-9 EWM
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 350919-1-002-0005/P44518

THE GRANTOR MICHAEL CASEY FERRY and NANCY E. FERRY, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES L. AMSDEN and DEBORAH M. ELIAS-AMSDEN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID ³¹²⁶⁶

See Attached Exhibit B
Dated this 12th day of August, 1999

AUG 31 1999
Amount Paid \$ 1683.00

By Michael Casey Ferry
Michael Casey Ferry

By [Signature]
Skagit County Treasurer
Deputy

By Nancy E. Ferry
Nancy E. Ferry

By [Signature]

STATE OF COLORADO
County of Jefferson

SS:

I certify that I know or have satisfactory evidence that MICHAEL CASEY FERRY and NANCY E. FERRY is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: AUGUST 20, 1999



[Signature]
Notary Public in and for the State of COLORADO
Residing at 4350 Wadsworth Blvd Wheat Ridge Co 80033
My appointment expires: My Commission Expires June 18, 2001
4350 Wadsworth Boulevard
Wheat Ridge, Colorado 80033

Exhibit A

DESCRIPTION:

That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and of Government Lot 9 in Section 19, Township 35 North, Range 9 East, W.M., lying Westerly of Hooper Creek as said creek existed on June 13, 1942, and North of Sauk Valley Road,

EXCEPT that portion condemned by Skagit County for road purposes under Skagit County Superior Court Cause No. 21057,

AND EXCEPT the following described tracts:

1. That portion of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, described as follows:

Beginning at the intersection of the center of Hooper Creek and the North margin of the County road as said creek and road existed on April 10, 1958; thence West along said road 300 feet; thence North 175 feet; thence East 225 feet, more or less, to the center of Hooper Creek, as it so existed; thence along said center Southerly to the point of beginning.

2.) That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and of Government Lot 9, Section 19, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point on the North line of the Sauk Valley County Road which lies 460 feet East of the West line of said subdivision as measured along the South line of said subdivision; thence North parallel with the West line of said subdivision to the Skagit River; thence Westerly along the South line of said river to the West line of said subdivision; thence South along said West line to the North line of the Sauk Valley County Road; thence Easterly along the North line of said road to the point of beginning.

3.) That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 9 East, W.M., lying Southerly and Easterly of a line described as follows:

Beginning at the intersection of the center of Hooper Creek and the North margin of the County road as creek and road existing on April 10, 1958; thence West along said road 300.00 feet to a point designated as Point "B"; thence North 175.00 feet; thence East 225.00 feet, more or less, to the center of Hooper Creek as it existed on June 13, 1942, said point designated as Point "A"; thence beginning at Point "B"; thence along said North margin of County road along a curve to the left having a radius of 5,770.00 feet through a central angle of 00 degrees 19'10" and a radius point which bears South 13 degrees 35'36" East from the last described point, (Point "B"); thence along said curve to an intersection with an existing fence said point bearing North 33 degrees 06'00" West a distance of 1,078.98 feet from the East $\frac{1}{4}$ corner of said Section 19 being the beginning point of the herein described line; thence along said fence the following four courses and distances; thence North 12 degrees 11'40" West a distance of 170.11 feet; thence North 69 degrees 28'49" East a distance of 95.21 feet; thence South 20 degrees 52'50" East a distance of 15.36 feet; thence South 77 degrees 24'31" East a distance of 17.15 feet; thence South 88 degrees 42'47" East a distance of 137.00 feet to the centerline of said Hooper Creek as it existed on June 13, 1942; thence along the centerline thereof to Point "A" as described within this description and the terminus of said line.

Basis of bearing of this description is the East line of the said Northeast $\frac{1}{4}$ being North 00 degrees 44'10" East.

Situate in the County of Skagit, State of Washington.

Exhibit B

SUBJECT TO: Right of way recorded July 11, 1907, under Auditor's File No. 63067 in Volume 62 of Deeds, page 474; Any question that may arise due to shifting and changing in course of the Skagit River and Hooper Creek; Possible easement rights as disclosed by Survey recorded under Auditor's File No. 886148 in Volume 2 of Surveys, page 111; Any question that may arise regarding fence line as disclosed by Survey recorded under Auditor's File Nos. 886148 and 9505170073.

