

AFTER RECORDING MAIL TO:

Name JOHN WARNER,  
Address P.O. BOX 144  
City, State, Zip ROCKPORT, WA 98283  
B60113

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



199909010010  
Kathy Hill, Skagit County Auditor  
9/1/1999 Page 1 of 2 9:32:13AM

**Statutory Warranty Deed**

FIRST AMERICAN TITLE CO.

B60113E-1

THE GRANTOR DAN D. ALLEN and YVONNE S. ALLEN, Husband and Wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to JOHN WARNER, A Single Man the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT 'A' WHICH IS MADE A PART HEREOF BY THIS REFERENCE

ABREVIATED LEGAL: Section 26, Township 35, Range 9; Ptn. SE 1/4, SKAGIT COUNTY WASHINGTON

#31277

SEP 1 - 1999

1055.70

Amount Paid \$  
Skagit Co. Treasurer  
By [Signature]

Assessor's Property Tax Parcel Account Number(s): 350926-0-037-0007 R44731, 350926-0-042-0100 R100131

Dated this 30th day of August, 1999.

*Dan D Allen*

DAN D. ALLEN

*Yvonne Allen*

YVONNE S. ALLEN

STATE OF WASHINGTON  
COUNTY OF Skagit

} ss

I certify that I know or have satisfactory evidence that DAN D. ALLEN and YVONNE S. ALLEN are the persons who appeared before me, and said persons 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: August 30th, 1999



*Karen Ashley*

Karen Ashley

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

EXHIBIT "A"

Parcel "A":

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point North 31 degrees 08' East 225 feet and South 58 degrees 52' East 30 feet from the Northeast corner of Lot 1, Block 7, "ROCKPORT", according to the plat recorded in Volume 3 of Plats, page 79, records of Skagit County, Washington; thence from said point of beginning run South 58 degrees 52' East 200 feet; thence North 31 degrees 08' East 209 feet; thence North 58 degrees 52' West 200 feet; thence South 31 degrees 08' West 209 feet to the point of beginning; EXCEPT that portion thereof conveyed to the State of Washington for road purposes by Deed dated January 5, 1954 and recorded February 16, 1954, under Auditor's File No. 498236.

Parcel "B":

That portion of the following described tract which is located South of State Highway 20:

That portion of the Southeast 1/4 of Section 26, Township 35 North, Range 9 East, W.M., described as follows: Beginning at a point North 31 degrees 8' East 434 feet and South 58 degrees 52' East 30 feet from the Northeast corner of Lot 1, Block 7, "PLAT OF ROCKPORT", said point being the Northwest corner of a tract conveyed November 12, 1946 to Louis LaFleur by Deed recorded under Auditor's File No. 398038; thence North 11 degrees 40' East 260 feet; thence South 58 degrees 52' East 250 feet; thence South 11 degrees 49' West 260 feet; thence North 58 degrees 52' West 250 feet to the point of beginning.

