



199909100107

Kathy Hill, Skagit County Auditor
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AFTER RECORDING MAIL TO:

Name **FREDERICK D. HARDY,**
Address **1312 GILKEY ROAD**
City, State, Zip **BURLINGTON, WA 98233**
00060056

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

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

60056 E-1

THE GRANTOR TIMOTHY D. LUTZ and ANGELA M. LUTZ, Husband and Wife for and in consideration of **Ten Dollars and other valuable consideration** in hand paid, conveys and warrants to **FREDERICK D. HARDY, A Married Man** as his sole and separate property the following described real estate, situated in the County of Skagit, State of Washington:

ABREVIATED LEGAL: SECTION 17, TOWNSHIP 34, RANGE 4 PORTION NW NE ALSO KNOWN AS TRACT C SHORT PLAT NO. MV16-76

COMPLETE LEGAL DESCRIPTION ATTACHED HERETO ON PAGE 2

SUBJECT TO PARAGRAPH A OF SCHEDULE B-1 OF FIRST AMERICAN TITLE COMPANY'S PRELIMINARY COMMITMENT NO. A60056.

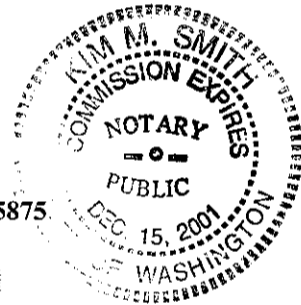
31408
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

SEP 10 1999

Amount Paid \$ 2988.62
By: *OW* Skagit County Treasurer Deputy

Assessor's Property Tax Parcel Account Number(s): 340417-1-012-0209, R25875.

Dated this 3RD day of SEPT., 1999.



[Signature]
TIMOTHY D. LUTZ

[Signature]
ANGELA M. LUTZ

STATE OF WASHINGTON }
COUNTY OF *Skagit* } ss

I certify that I know or have satisfactory evidence that **TIMOTHY D. LUTZ and ANGELA M. LUTZ** are the persons who appeared before me, and said persons acknowledged that **he/she/they** signed this instrument and acknowledged it to be **his/her/their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *Sept. 10, 1999*

[Signature]
Notary Public in and for the State of Washington
Residing at *Mt. Vernon*
My appointment expires: *12/15/2001*

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Tract C, Short Plat MV-16-76, located in Section 17, Township 34 North, Range 4 East, W.M., approved April 8, 1976, and recorded in Volume 1 of Short Plat, page 122, Auditor's File No. 833004, records of Skagit County, Washington.

TOGETHER WITH an easement for ingress and egress over the following described property:

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the point where the South line of said Northwest 1/4 of the Northeast 1/4 intersects the West line of Windsor Drive and which point is the Northeast corner of Lot 35 of "COLLEGE HEIGHTS ADDITION", according to the plat recorded in Volume 7 of Plats, pages 101 and 102, records of Skagit County, Washington; thence North 16 degrees, 56'36" West along the projection of the West line of Windsor Drive if extended Northerly, a distance of 329.94 feet; thence South 89 degrees 38'14" East, a distance of 62.84 feet to a point which bears North 16 degrees 56'36" West along the projection of the East line of Windsor Drive if extended Northerly a distance of 329.94 feet from the Northwest corner of Lot 21 of College Heights Addition; thence South 16 degrees 56'36" East along said East line of Windsor Drive if projected Northerly, a distance of 329.94 feet to the Northwest corner of said Lot 21; thence North 8 degrees 38'14" West along the South line of said Northwest 1/4 of the Northeast 1/4 to the point of beginning; EXCEPT any portion of said Windsor Drive conveyed to the City of Mount Vernon by deed recroded March 23, 1961, under Auditor's File No. 605566.



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