



199909230130

Kathy Hill, Skagit County Auditor  
9/23/1999 Page 1 of 4 4:18:00PM**When Recorded Return To:**Island Title Company  
839 South Burlington Blvd. P.O. Box 670  
Burlington, WA 98233

Escrow No. BE-3374

LPB-10

ISLAND TITLE CO

SB-14904 ✓

**Statutory Warranty Deed**

THE GRANTOR CAROL M. HARDIN, as her separate estate  
for and in consideration of ten dollars and other valuable consideration,  
\$10.00) DOLLARS in hand paid, conveys and warrants to PATRICK ALBERT  
LISHERNESS, an unmarried individual the following described real  
estate, situated in the County of Skagit, State of Washington:

Ptn. NW, Sec. 15, T35N, R5E W.M.

See legal description attached hereto and by reference made a part  
hereof.

SUBJECT TO: Restrictions, reservations and easements of record.

Assessor's Tax Parcel ID #: ~~350515-0-009-0107~~ 350515-0-009-0008

DATED: September 17, 1999

31629  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

SEP 23 1999

Carol M. Hardin  
CAROL M. HARDIN

Amount Paid \$ 2,448.00  
Skagit Co. Treasurer  
By DC Deputy

State of Washington

County of Skagit

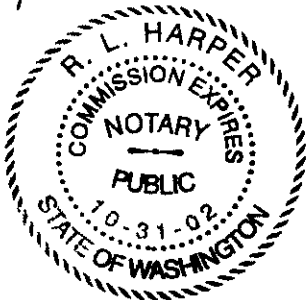
} ss.

I certify that I know or have satisfactory evidence that CAROL M. HARDIN  
is/are the person(s) who appeared before me, and said person(s)  
acknowledged that signed this instrument and acknowledged it to be  
free and voluntary act for the uses and purposes mentioned in this  
instrument.

Dated

September 22, 1999R. L. Harper

Notary Public in and for the State of  
Washington, residing at Lyman WA  
My appointment expires: 10-31-2002



SB-14904

EXHIBIT "A"

PARCEL A:

That portion of the East Half of the East Half of the Northwest Quarter of Section 15, Township 35 North, Range 5 East of the Willamette Meridian, lying Northerly of SR-20 (formerly State Highway No. 17-A), described as follows:

Beginning at a point on the North and South centerline of said Section, 620 feet North line of said SR-20;  
thence West a distance of 20 feet;  
thence South 30° West to a point 490 feet North of the North line of said highway, and the true point of beginning of this description;  
thence West parallel with the North line of said highway right of way a distance of 490 feet;  
thence South parallel with the North and South centerline of said Section a distance of 490 feet, more or less, to the North line of said highway right of way;  
thence Easterly along said highway right of way to the Southwest corner of that certain tract conveyed to Carol M. Hardin by deed dated February 20, 1967 and recorded February 21, 1967, under Auditor's File No. 695123, records of Skagit County, Washington;  
thence North 08° East along the Westerly line of said Hardin Tract a distance of 103 feet to the Northwest corner thereof;  
thence Easterly along the Northerly line of said Hardin Tract a distance of 80 feet to the Westerly line of that certain tract conveyed to Norman Eugene Mitchell, et ux, by deed dated April 15, 1960, recorded April 19, 1960, under Auditor's File No. 593387, records of Skagit County, Washington;  
thence Northerly and Easterly along the West line of said Mitchell tract to the true point of beginning;

EXCEPT the right of way of Puget Sound and Baker River Railway Company;

ALSO EXCEPT the following described tract:

continued .....

SECOND COMMITMENT



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EXHIBIT "A"  
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Parcel A continued

That portion of the Northwest Quarter of Section 15, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at a point on the North and South centerline of said Section 620 feet North of the North line of State Highway No. 17-A;  
thence West a distance of 20 feet;  
thence South 30° West to a point 490 feet North of the North line of said highway, said point being the Northeast corner of that certain tract of land deeded to Carol Hardin by Quit Claim Deed recorded under Auditor's File No. 777684, records of Skagit County, Washington, being also the true point of beginning;  
thence South 86°15' West along the North line of said Hardin Tract a distance of 490 feet to the Northwest corner of said Hardin Tract;  
thence South along the West boundary of said Hardin Tract a distance of 13.6 feet;  
thence South 83°49'37" East a distance of 412.5 feet to the East line of said Hardin Tract;  
thence North 52° East a distance of 62.2 feet;  
thence North 30° East a distance of 59.7 feet to the true point of beginning.

continued .....

SECOND COMMITMENT



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EXHIBIT "A"  
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PARCEL B:


That portion of the Northwest Quarter of Section 15, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at a point on the North and South centerline of said Section 620 feet North of the North line of State Highway No. 17-A;  
thence West a distance of 20 feet;  
thence South 30° West to a point 490 feet North of the North line of said State Highway, said point being the Northeast corner of that certain tract of land deeded to Carol Hardin by Quit Claim Deed recorded under Auditor's File No. 777684, records of Skagit County, Washington;  
thence South 86°15' West along the North line of said Hardin Tract a distance of 490.0 feet to the Northwest corner of said Hardin Tract;  
thence South along the West boundary of said Hardin Tract a distance of 13.6 feet to the true point of beginning;  
thence North 83°49'37" West a distance of 85.0 feet;  
thence South 00°41'52" West a distance of 442.4 feet to a point 50 feet (at right angles to the centerline of said State Highway) North of the North boundary of said State Highway No. 17-A;  
thence North 86°15' East a distance of 90.1 feet to the West line of said Hardin Tract;  
thence North along the West boundary of said Hardin Tract a distance of 427.3 feet to the true point of beginning.

ALL situated in Skagit County, Washington.

- END OF EXHIBIT "A" -

SECOND COMMITMENT

  
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