

When Recorded Return To:
Mr. and Mrs. John Ellis
160 Cascade Place Suite #201
Burlington, WA 98233

Kathy Hill, Skagit County Auditor
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LFB-10

Statutory Warranty Deed

Escrow No. BE-3413

ISLAND TITLE CO

THE GRANTOR ERIN MARGARET MURPHY HANSON, a married woman as her separate estate and Megan Kathleen Murphy Keck, a married woman as her separate estate and in consideration of Ten Dollars and other valuable consideration (\$10.00) DOLLARS in hand paid, conveys and warrants to JOHN W. ELLIS and SHANNON ELLIS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

LOT 2, SURVEY under Auditor's file No. 9107120026, records of Skagit County, Washington, Vol. 11, pgs. 127 & 128, being a ptn. of NE, Sec. 24 T35N, R4E, W.M., and PTN. NE NE, Sec. 24, T35N, R4E, W.M.

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

SUBJECT TO: Restrictions, reservations and easements of record.

Assessor's Tax Parcel ID #. P102431 350424-1-001-0100 P37512 350424-0-127-0005

DATED: October 5, 1999

ERIN MARGARET MURPHY HANSON
MEGAN KATHLEEN MURPHY KECK

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that ERIN MARGARET MURPHY HANSON MEGAN, KATHLEEN MURPHY KECK is/are the person(s) who appeared before me, and said person(s) 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.



MARCIE K. PALECK

NOV 1 1999

MARCIE K. PALECK
Notary Public in and for the State of Washington, residing at MOUNT VERNON
My appointment expires: OCTOBER 15, 2000

SKAGIT COUNTY WASHINGTON
32257

Amount Paid \$ 4284.00
By Skagit Co. Treasurer

SB-14943

EXHIBIT "A"

PARCEL A:

That portion of the Northeast Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the intersection of the west right-of-way line (40 feet from centerline) of Township Road with the North right-of-way line (75 feet from centerline) of Secondary State Highway No. 1-A; thence South 88°33'29" West, along the North line of said State Highway No. 1-A, a distance of 76.20 feet to a line 20 feet North of, as measured perpendicular to, the South line of the East one-third of the Northeast Quarter of the Northeast Quarter of said Section 24;

thence North 88°51'15" West along said line 20 feet North of said southerly line and parallel with said southerly line, a distance of 188.90 feet to the true point of beginning;

thence North 00°00'00" East a distance of 152.02 feet; thence South 88°51'15" East, parallel with said South line, a distance of 63.18 feet to a point that bears North 88°51'15" West and is 202.00 feet distant from the West line of said Township Road;

thence North 00°00'00" East, parallel with said Township Road, a distance of 207.06 feet to a line that is 379 feet North of, as measured perpendicular to, the South line of said Northeast Quarter of the Northeast Quarter;

thence North 88°51'15" West parallel with said South line, a distance of 204.98 feet to the West line of said East one-third of the Northeast Quarter of the Northeast Quarter;

thence South 00°17'16" East along said West line, a distance of 359.12 feet to a line that is parallel with and 20 feet North of, as measured perpendicular to, said South line of the East one-third of the Northeast Quarter of the Northeast Quarter;

thence South 88°51'15" East along said parallel line, a distance of 140.00 feet to the true point of beginning; (Also known as Lot 2 of that Survey recorded July 12, 1991, under Auditor's File No. 9107120026, in Volume 11 of Surveys, pages 127 and 128, records of Skagit County, Washington).

continued



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EXHIBIT "A"

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PARCEL B:

The West 65.5 feet of the following described tract:

That portion of the Northeast Quarter of the Northeast Quarter of Section 24, Township 35 North, Range 4 East of the
Williamette Meridian, described as follows:

Beginning at a point on the West line of State Highway right-of-way a distance of 172 feet North of the South line of said
Northeast Quarter of the Northeast Quarter;
thence North a distance of 87 feet, more or less, to the
Southeast corner of that tract of land as conveyed to Albert
J. Anderson and Hannah Anderson, by deed recorded December 17,
1953, under Auditor's File No. 496353, records of Skagit
County, Washington;
thence West a distance of 146.5 feet to the Southwest corner
of said Anderson Tract;
thence North a distance of 120 feet, more or less, to the
Northwest corner of said Anderson Tract, said Northwest corner
being 379 feet North of South line of the Northeast Quarter of
the Northeast Quarter;
thence West 65.5 feet to a point 212.0 feet West of the West
line of said State Highway right-of-way;
thence South parallel with the West line of State Highway
right-of-way a distance of 207 feet;
thence East a distance of 212 feet to the point of beginning.

continued
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EXHIBIT "A"

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PARCEL C:

An easement of ingress, egress and utilities over, under and across the South 20 feet of the following described tract:

That portion of the Northeast Quarter of the Northeast Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of State Highway right-of-way a distance of 172 feet North of the South line of said Northeast Quarter of the Northeast Quarter;
thence North a distance of 87 feet, more or less, to the Southeast corner of that tract of land as conveyed to Albert J. Anderson and Hannah Anderson, by deed recorded December 17, 1953, under Auditor's File No. 496353, records of Skagit County, Washington;
thence West a distance of 146.5 feet to the Southwest corner of said Anderson Tract;
thence North a distance of 120 feet, more or less, to the Northwest corner of said Anderson Tract, said Northwest corner being 379 feet North of the South line of the Northeast Quarter of the Northeast Quarter;
thence West a distance of 65.5 feet to a point 212.0 feet West of the West line of said State Highway right-of-way;
thence South parallel with the West line of said State Highway right-of-way a distance of 207 feet;
thence East a distance of 212 feet to the point of beginning;

EXCEPT the West 65.5 feet thereof.

ALL Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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