



199911120108

Kathy Hill, Skagit County Auditor

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WHEN RECORDED RETURN TO  
KEITH D. LEWIS  
31439 PREVEDAL ROAD  
LYMAN, WASHINGTON 98263

LAND TITLE COMPANY OF SKAGIT COUNTY

P-91491



CHICAGO TITLE INSURANCE COMPANY

STATUTORY WARRANTY DEED

310990

Dated: NOVEMBER 10, 1999

THE GRANTOR

JEFF RIDDLE AND SHELLY RIDDLE, HUSBAND AND WIFE.

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

KEITH D. LEWIS, A MARRIED MAN.

32448  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

NOV 12 1999

Amount Paid \$ 1,759.50  
Skagit County Treasurer  
By: Deputy

the following described real estate situated in the County of SKAGIT  
Tax Account Number(s): 350617-0-140-0201

State of Washington:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS  
REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

SUBJECT TO DESCRIPTION ATTACHED HERETO AS EXHIBIT "B" AND BY THIS  
REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

Portion of NW 1/4 of the NE 1/4 Sec. 17  
township 35 Rng. 6

JEFF RIDDLE

SHELLY RIDDLE

SWD/RDA/0899

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 310990

P-91491

PARCEL "A":

Portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point on the West line of said subdivision 873 feet North of the Southwest corner thereof;  
thence East 120 feet;  
thence North to the South line of the Puget Sound and Baker River Railway right-of-way;  
thence Westerly along South line of said right-of-way to the West line of said subdivision;  
thence South to the point of beginning;

EXCEPT the South 97 feet thereof;

Situate in the County of Skagit, State of Washington.

PARCEL "B":

All that portion of the abandoned Puget Sound and Baker River Railroad lying North of and adjacent to the following described tract:

Beginning at a point 873 feet North of the Southwest corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 17, Township 35 North, Range 6 East, W.M.;  
thence East 120 feet;  
thence North to the Puget Sound and Baker River Railway;  
thence West to a point North of the point of beginning;  
thence South to the point of beginning;

Situate in the County of Skagit, State of Washington.

- Continued -

EXHIBIT/RDA/0999



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 310990

DESCRIPTION CONTINUED:

PARCEL "C":

Beginning at the Northwest corner of the Northeast  $\frac{1}{4}$  of Section 17, Township 35 North, Range 6 East, W.M.;  
thence South  $02^{\circ}03'18''$  West along the West line of said Northeast  $\frac{1}{4}$ , a distance of 293.65 feet to the North right of way line of the Puget Sound and Baker River Railway conveyed by instrument recorded May 16, 1907, in Volume 62 of Deeds, page 369, records of Skagit County, Washington, as shown on survey file in Volume 20 of Surveys at page 73 under Auditor's File No. 9802270078, records of Skagit County, Washington, and the point of beginning of this description;  
thence North  $56^{\circ}26'13''$  East, a distance of 43.95 feet;  
thence North  $76^{\circ}17'16''$  East, a distance of 29.35 feet;  
thence North  $88^{\circ}25'28''$  East, a distance of 59.87 feet;  
thence South  $03^{\circ}52'33''$  East, a distance of 15.35 feet to the North line of said Puget Sound and Baker River Railway;  
thence Westerly along the North line of said railway, a distance of 127.32 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

EXHIBIT/RDA/0999



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 310990

SUBJECT TO:

A. CONDITIONS CONTAINED IN DEED:

Recorded: June 14, 1999

Auditor's No.: 9906140178

As Follows: "The Skagit County Planning Director has reviewed the attached Boundary Line Adjustment legal description and this deed and finds that the division surveyed does not create any additional lot, tract, parcel, site, or division which contains insufficient area in dimension to meet the minimum requirements for width and area for a building site; provided that the boundary adjustment parcel shall be aggregated with the adjoining land of the grantees and does not constitute an independent building site."

(Affects Parcel "C")

EXHIBIT/RDA/0999



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STATE OF WASHINGTON  
COUNTY OF SNOHOMISH

SS

ON THIS 11 DAY OF NOVEMBER, 1999 BEFORE ME, THE UNDERSIGNED,  
A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED  
AND SWORN, PERSONALLY APPEARED JEFF RIDDLE AND SHELLY RIDDLE KNOWN TO  
ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN  
INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS  
THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN  
MENTIONED.

Denise D Kazen  
NOTARY SIGNATURE

PRINTED NAME: DENISE D. KAZEN  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT ARLINGTON  
MY COMMISSION EXPIRES ON 11/01/00

