

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

310990

1 of 5

4:08:24PM

STATUTORY WARRANTY DEED

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 SKAGIT COS Real Estate Excise Tax

NOV 1 2 1999

in hand paid, conveys and warrants to KEITH D. LEWIS, A MARRIED MAN.

Skagit County

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 14 of the NE 14 Sec. 17 twiship 35 Rng. 6

SHELLY RIDDLE

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 310990

P-91491

PARCEL "A":

Portion of the Northwest % of the Northeast % 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 % of the Northeast % 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



CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 310990

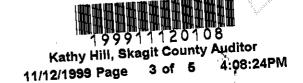
DESCRIPTION CONTINUED:

PARCEL "C":

Beginning at the Northwest corner of the Northeast % of Section 17, Township 35 North, Range 6 East, W.M.; thence South 02°03'18" West along the West line of said Northeast %, 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°26'13" East, a distance of 43.95 feet; thence North 76°17'16" East, a distance of 29.35 feet; thence North 88°25'28" East, a distance of 59.87 feet; thence South 03°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



CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 310990

SUBJECT TO:

A. CONDITIONS CONTAINED IN DEED:

Recorded: Auditor's No.:
As Follows:

June 14, 1999 9906140178

"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



STATE	OF	WASHINGTON
COTINTEN	OF	H2TMOHOM2 5

SS

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.

NOTARY SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON OF THE STATE OF WASHINGTON MY COMMISSION

MY COMMISSION EXPIRES ON 11/01/00