

AFTER RECORDING MAIL TO:

Warren M. Iverson  
P.O. Box 55  
Hobart, WA 98025



199911220131

Kathy Hill, Skagit County Auditor

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Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-91726-E

LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Wilma F. Koth

Grantee(s): Warren M. Iverson, Barbara M. Iverson

Abbreviated Legal: Ptn of Gov't Lot 2 in 13-34-3 aka Tracts A & B of Short Plat  
No. 7-74

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 340313-2-071-0000/P109920, 340313-2-070-0000/P21754

**THE GRANTOR** Wilma F. Koth, as her separate property  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to Warren M. Iverson and Barbara M. Iverson, husband  
and wife  
the following described real estate, situated in the County of Skagit, State of Washington:  
See Attached Exhibit A

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID 32604

NOV 22 1999

See Attached Exhibit B

Dated this 22nd day of Nov. 1999

By Wilma F. Koth  
Wilma F. Koth

By \_\_\_\_\_

By \_\_\_\_\_

By \_\_\_\_\_

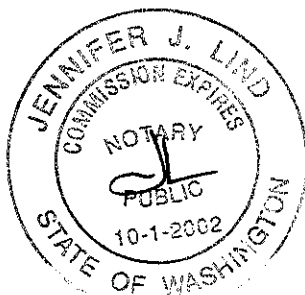
STATE OF Washington

County of Skagit

} SS:

I certify that I know or have satisfactory evidence that Wilma F. Koth  
\_\_\_\_\_ is the person \_\_\_\_\_ who appeared before me, and said  
person \_\_\_\_\_ acknowledged that she signed this instrument and acknowledged it to be she free and  
voluntary act for the uses and purposes mentioned in the instrument.

Dated: November 22, 1999



Jennifer Lind

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 10/01/2002

## Exhibit A

### PARCEL "A":

That portion of Government Lot 2 of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning on the West line of said Section 13 at a point 908 feet South of the Northwest corner of said Section;  
thence South on the said West line of said Section 170.90 feet;  
thence East to the bank of the Skagit River;  
thence Northerly along the bank of said Skagit River to a point due East of the point of beginning;  
thence West to the point of beginning,

EXCEPT road right of way along the West line thereof,

AND EXCEPT dike right of way condemned in Skagit County Superior Court in Cause No. 2865,

AND ALSO EXCEPT that portion thereof conveyed to Diking District No. 12 by deed recorded March 24, 1923, under Auditor's File No. 162959 in Volume 128 of Deeds, page 601,

EXCEPTING from all of the above the North 100 feet of the West 150 feet thereof;

(also known as Tract A of Skagit County Short Plat No. 7-74, approved March 13, 1974, EXCEPT the North 100 feet of the West 150 feet thereof).

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

That portion of Government Lot 2 of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning on the West line of said Section 13 at a point 1078.90 feet South of the Northwest corner of said Section;  
thence South on the said West line of said Section 170.90 feet;  
thence East to the bank of the Skagit River;  
thence Northerly along the bank of said Skagit River to a point due East of the point of beginning;  
thence West to the point of beginning;

EXCEPT road right of way along the West line thereof;

AND EXCEPT Dike rights of way condemned in Skagit County Superior Court in Cause No. 2865;

AND ALSO EXCEPT that portion thereof conveyed to Diking District No. 12 by deed recorded March 24, 1923, under Auditor's File No. 162959 in Volume 128 of Deeds, page 601.

(Also known as Tract B of Skagit County Short Plat No. 7-74, approved March 13, 1974).

Situate in the County of Skagit, State of Washington.



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## Exhibit B

SUBJECT TO: Notes contained on face of the Short Plat; Any prohibitions or limitation of use; Right of the State of Washington to that portion of the subject property, if any, lying in the bed of or the former bed of the Skagit River.



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