

AFTER RECORDING MAIL TO:
Michael J. Franey
12420 - 44th Street NE
Lake Stevens, WA 98258



199912230033
Kathy Hill, Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-91742-E

Statutory Warranty Deed

Grantor(s): Magnum Land, a Trust dated August 2, 1995
Grantee(s): Michael J. Franey, Kaydeen Franey
Abbreviated Legal: Lot 1, Short Plat 91-009 in 34-33-4 EWM
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 330434-3-004-0100/P99354

THE GRANTOR KEVIN R. BENEDICT and KARL REUBLE, as Trustees of Magnum Land, a Trust dated August 2, 1995 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL T. FRANEY and KAYDEEN FRANEY, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A

33029
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

DEC 23 1999

See Attached Exhibit B
Dated this 7th day of December, 1999

Amount Paid \$ 11675.35
By Skagit Co. Treasurer
Deputy

By Magnum Land, a Trust dated August 2, 1995

By Karl Reuble
Karl Reuble, Trustee

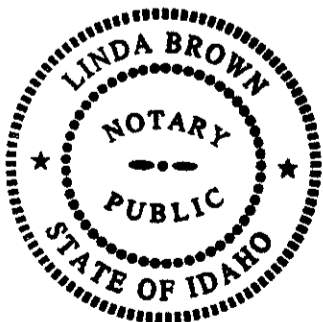
By Kevin R. Benedict, Trustee
Kevin R. Benedict, Trustee

STATE OF IDAHO }
County of _____ } SS:

I certify that I know or have satisfactory evidence that KEVIN R. BENEDICT signed this instrument, on oath stated that he authorized to execute the instrument and acknowledged it as the TRUSTEE of MAGNUM LAND, a Trust dated August 2, 1995 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: DECEMBER 20, 1999

Linda Brown



Notary Public in and for the State of IDAHO
Residing at Boise ID
My appointment expires: 11-12-2000

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Karl Reuble
signed this instrument, on oath stated that he is authorized to
execute the instrument and acknowledged it as the Trustee
of Magnum Land, a Trust dated August 2, 1995 to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: December 22, 1999

Candace M. Taylor
Candace M. Taylor
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 01/01/01



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Exhibit A

DESCRIPTION:

PARCEL "A":

Lot 1 of Skagit County Short Plat No. 91-0009, as approved May 22, 1991 and recorded May 23, 1991, in Volume 9 of Short Plats, pages 364 and 365, under Auditor's File No. 9105230038, records of Skagit County, Washington; being a portion of the Southwest $\frac{1}{4}$ of Section 34, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for road purposes over and across the North 60 feet of that portion of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 34, Township 33 North, Range 4 East, W.M., lying East of the County road, as said easement is set forth in the instrument recorded October 9, 1969, under Auditor's File No. 731842, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO: Easement recorded September 2, 1977, under Auditor's File No. 863990; Easement recorded February 8, 1978, under Auditor's File No. 873456; Agreement recorded February 25, 1992, under Auditor's File No. 9202250005; Notes as set forth on the face of the Short Plat.



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