

AFTER RECORDING MAIL TO:

Nolan Lee
18014 Skagit City Rd.
Mount Vernon, WA 98273



200002030104
Kathy Hill, Skagit County Auditor
2/3/2000 Page 1 of 2 3:43:26PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-89475-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Deed and Purchaser's Assignment of Real Estate Contract

Reference Number(s): 9309130069

Grantor(s): Monte Geerdes, Luanne Geerdes

Grantee(s): Nolan Lee, Shirley Lee, Greg Lee

Abbreviated Legal: Ptn. Gov. Lot 5, & Ptn. NW 1/4 of SE 1/4; Ptn. NE 1/4 of SW 1/4, 1-33-3 EWM

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 330301-0-011-0012/R15245

THE GRANTOR(S) MONTE W. GEERDES and LUANNE GEERDES, husband and wife, for value received do(es) hereby convey and quit claim to NOLAN LEE and SHIRLEY LEE, husband and wife, and GREG LEE, an unmarried individual, as his separate property, the grantee, the following described real estate, situated in Skagit County, state of Washington, including any interest therein which grantor may hereafter acquire:

See Attached Exhibit "A"

and do(es) hereby assign, transfer and set over to the grantee that certain real estate contract dated the 13th day of SEPTEMBER, 1993 between MILTON R. POLMATEER, also shown of record as MILTON RAY POLMATEER, as his separate property as seller and MONTE W. GEERDES and LUANNE GEERDES, husband and wife as purchaser for the sale and purchase of the above described real estate. The grantee(s) hereby assume(s) and agree(s) to fulfill the conditions of said real estate contract.

Dated this 11th day of January, 2000

Monte Geerdes

Luanne Geerdes

STATE OF WASHINGTON
County of SKAGIT

SS:

I certify that I know or have satisfactory evidence that MONTE W. GEERDES and LUANNE GEERDES is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: JANUARY 26, 2000

Candace M. Taylor

Notary Public in and for the State of WASHINGTON

Residing at MOUNT VERNON

My appointment expires: 1/01/2001

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID 33715

FEB 3 2000

Amount Paid \$ 3825.00
Skagit County Treasurer
By: Deputy

Exhibit A

Government Lot 5 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 1, Township 33 North, Range 3 East, W.M., EXCEPT the North 20 acres of said Lot 5, EXCEPT the South 330 feet of the Northwest 1/4 of the Southeast 1/4 and the South 330 feet of the East 660 feet of the Northeast 1/4 of the Southwest 1/4, AND EXCEPT the West 6 feet of the Northeast 1/4 of the Southwest 1/4 and road, dike and ditch rights of way, EXCEPT the following described tract:

Beginning at a point on the Westerly right of way line of the County road running in a general Northerly-Southerly direction through said Government Lot 5, at a point 282 feet South of the South line of the North 20 acres of said Government Lot; thence West parallel to the South line of said North 20 acres a distance of 309 feet; thence Northerly along a line equal distant from the Westerly line of said County road and parallel and concentric thereto to the South line of said North 20 acres of said Government Lot; thence East along the South line of said North 20 acres to the Westerly right of way line of said County road; thence Southerly along said Westerly line on a curve to the left to a point of tangency; thence continuing Southerly along said Westerly line to the point of beginning.

ALSO EXCEPT that portion of Government Lot 5 and the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 33 North, Range 3 East, W.M., lying East of the following described line:

Beginning at a point on the Westerly margin of the County Road known as Skagit City Road said point being the Southeast corner of that certain parcel of land conveyed to Ted C. Johnson and Christine J. Johnson by instrument recorded November 30, 1992 in Book 1139 of Deeds, pages 289 and 290, records of Skagit County, Washington, under Auditor's File No. 9211300209; thence Westerly, along the South line of said Johnson Parcel, 300 feet, more or less, to the intersection with a North-South fence line, as it existed April 20, 1999, and the true point of beginning of said line; thence Southerly along said fence line and its Southerly extension, if any, to the intersection with the North line of that certain parcel of land conveyed to Sanford Stuber and Margaret Stuber, by instrument recorded June 10, 1966 under Skagit County Auditor's File No. 683975, said intersection being approximately 496 feet, more or less, West of the centerline of said County Road, and the terminus of this line description.

Situate in the County of Skagit, State of Washington.

RESERVING to the Grantors herein, their heirs, successors and or assigns, an easement 10 feet in width for existing water line serving the residence of the Grantors, the centerline of said easement being approximately described as follows:

Beginning at a point on the existing North-South fence line as referred to in the exception to the legal description above, 6 feet South of the South line of the Ted C. Johnson tract; thence Westerly 50 feet, more or less, to an intersection with the centerline of the North-South existing water line; thence Northerly and Southerly following said existing water line to an intersection with the North and South lines of the property being conveyed to Nolan Lee herein and the end of said centerline.

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

BOUNDARY ADJUSTMENT

Reviewed and approved
in accordance with S.C.
Code Chapter 14.12.

Grace D. Pedersen
SKAGIT CO. PLANNING DEPT.

Date: 1/21/2000



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Kathy Hill, Skagit County Auditor