

When Recorded Return to:  
JO ANN SHIELDS  
31437 Prevedal Road  
Sedro Woolley WA 98284



200003090010

Kathy Hill, Skagit County Auditor  
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Island Title Company  
Order No: BE3747 MKP

ISLAND TITLE CO. STATUTORY WARRANTY DEED  
*SB-15798*

THE GRANTOR ROBERT H. NEMITZ, a single man

for and in consideration of Fifty Thousand and 00/100...(\$50,000.00) DOLLARS

in hand paid, conveys and warrants to

JO ANN SHIELDS, a single person

the following described real estate, situated in the County of Skagit, State of Washington:

Portion of the Northwest quarter of the Northeast quarter of Section 17, Township 35, Range 6 East of the Willamette Meridian.

Legal description more particularly described on Exhibit A attached.

Tax Account No. : 350617-0-157-0005 P41499 350617-0-158-0004 P41500

Subject to: Restrictions, reservations and easements of record.

Dated: March 7, 2000

*Robert H Nemitz*  
ROBERT H. NEMITZ Date



*34224*  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

MAR 9 2000

Amount Paid \$ *765.00*  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ROBERT H. NEMITZ the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: *March 8 2000*

MARCIE K. PALECK

*Marcie K Paleck*  
Notary Public in and for the State of Washington  
Residing at *Mount Vernon*  
My appointment expires: *Oct - 15 2000*  
LPB No. 10

Order No.: B15798

EXHIBIT "A"

PARCEL A:

That portion of the Northwest Quarter of the Northeast Quarter of Section 17, Township 35 North, Range 6 East of the Willamette Meridian, described as follows:

Beginning 873 feet North and 365 feet East of the Southwest corner of the Northwest Quarter of the Northeast Quarter;  
Thence East a distance of 97 feet;  
Thence North a distance of 195 feet to the Puget Sound and Baker River Railway;  
Thence West along the railway a distance of 92 feet;  
Thence South a distance of 180 feet to the place of beginning.

PARCEL B:

That portion of the Northwest Quarter of the Northeast Quarter of Section 17, Township 35 North, Range 6 East of the Willamette Meridian, described as follows:

Beginning 873 feet North and 290 feet East of the Southwest corner of the Northwest Quarter of the Northeast Quarter;  
Thence East a distance of 75 feet;  
Thence North to Puget Sound and Baker River Railway;  
Thence West along the railway a distance of 75 feet;  
Thence South to place of beginning;

EXCEPT that portion quieted in Superior Court of Washington for Skagit County under Cause No. 98-2-00812-4, described as follows:

Beginning at the Southeast corner of the parcel described in Statutory Warranty Deed to Richard F. Lloyd and Donna M. Lloyd recorded under Auditor's File No. 8409280055, records of Skagit County, Washington, according to the survey thereof recorded under Auditor's File No. 199909100029, records of Skagit County, Washington;  
Thence North  $02^{\circ}03'18''$  East along the East line thereof, a distance of 174.46 feet to the Northeast corner thereof;  
Thence Easterly and Southerly along an existing fence line through the following seven courses: South  $73^{\circ}41'06''$  East a distance of 15.95 feet;  
Thence South  $01^{\circ}19'19''$  East a distance of 31.74 feet;  
Thence South  $03^{\circ}50'56''$  East a distance of 17.99 feet;  
Thence South  $03^{\circ}15'09''$  East a distance of 60.14 feet;  
Thence South  $05^{\circ}18'34''$  West a distance of 10.40 feet;  
Thence South  $01^{\circ}52'12''$  West a distance of 15.97 feet;  
Thence South  $01^{\circ}58'04''$  East a distance of 31.77 feet to the end of said existing fence;  
Thence South  $02^{\circ}52'28''$  West a distance of 3.40 feet to the Easterly projection of the South line of said Lloyd parcel;  
Thence North  $87^{\circ}07'32''$  West along said projection, a distance of 26.38 feet to the point of beginning of this description.

EXCEPT therefrom both Parcels A and B a private road as granted in deeds recorded December 12, 1806, under Auditor's File Nos. 59923 and 59924, records of Skagit County, Washington.

ALL situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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