

When Recorded Return to:
JOSEPH T. LECLAIR
ANNETTE T. LECLAIR
4803 218th E.
Sumner WA 98390

200003310097
Kathy Hill, Skagit County Auditor
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Island Title Company
Order No: BE3523 MJJ

ISLAND TITLE CO.
5B-15393

STATUTORY WARRANTY DEED

THE GRANTOR SIMON WESTER and RENA WESTER, husband and wife

for and in consideration of Six Hundred Thousand and 00/100...(\$600,000.00) DOLLARS

in hand paid, conveys and warrants to JOSEPH T. LECLAIR and ANNETTE T. LECLAIR, husband and wife

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

Portion SE SE Section 13, Township 34 North, Range 4 East W.M.; NE NW, portion SE NW, SW NE, Section 13, Township 34 North, Range 4 East W.M.; Portion GL 3 & 4, Section 18, Township 34 North, Range 5 East W.M., as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Together with that certain 1971 Marlette Mobile Home, 65/12, Vin No. S10445.

Tax Account No. : 340413-4-001-0002 P24684, 340413-4-002-0001 P24685, 340413-4-003-0000 P24686, 340413-4-004-0009 P24687, 340413-4-008-0005 P24690, 340518-0-006-0009 P30264, 340518-0-007-0107 P30266, 340413-1-003-0006 P24647

34590
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

Subject to: Restrictions, reservations and easements of record.

MAR 31 2000

Dated: March 28, 2000

Amount Paid \$9,149.40
Skagit Co. Treasurer
By DC Deputy

Simon Wester 3-29-2000
SIMON WESTER Date

Rena Wester 3-29-2000
RENA WESTER Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that SIMON WESTER and RENA WESTER 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 29, 2000

Marcia J. Jennings
Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2000

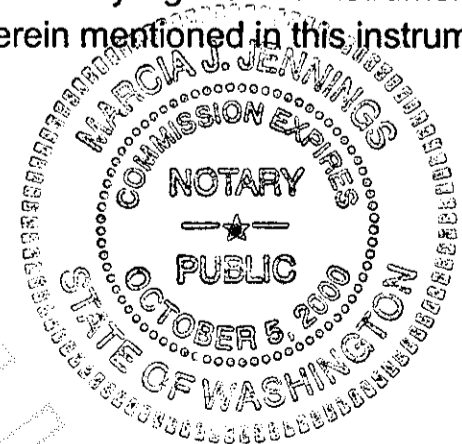


EXHIBIT "A"

PARCEL A:

That portion of the Southeast Quarter of the Southeast Quarter of Section 13, Township 34 North, Range 4 East of the Willamette Meridian, lying Northeasterly of the center of the East fork of the Nookachamps Creek;

EXCEPT road rights-of-way conveyed to Skagit County by deed recorded October 22, 1921, under Auditor's File No. 152529, records of Skagit County, Washington;

ALSO EXCEPT that portion conveyed by Warranty Easement Deed to the United States of America, recorded on September 29, 1999, under Auditor's File No. 199909290060, records of Skagit County, Washington.

PARCEL B:

The Northeast Quarter of the Northwest Quarter; that portion of the Southeast Quarter of the Northwest Quarter and of the Southwest Quarter of the Northeast Quarter of Section 13, Township 34 North, Range 4 East of the Willamette Meridian, lying Northeasterly of the center line of the Nookachamps Slough. Also that portion of the North Half of the Southeast Quarter of Section 13, Township 34 North, Range 4 East of the Willamette Meridian, lying Northeasterly of the center line of the Nookachamps Slough.

EXCEPT that portion conveyed by Warranty Easement Deed to the United States of America, recorded on September 29, 1999, under Auditor's File No. 199909290060, records of Skagit County, Washington.

PARCEL C:

That portion of Government Lot 3, Section 18, Township 34 North, Range 5 East of the Willamette Meridian, lying Westerly of the county road, as same existed on February 4, 1944.


PARCEL D:

That portion of Government Lot 4, Section 18, Township 34 North, Range 5 East of the Willamette Meridian, lying Northerly of the center line of Nookachamps Slough;

EXCEPT road and ditch right-of-ways.

ALL situated in Skagit County, Washington.

- END OF EXHIBIT "A" -


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