

AFTER RECORDING MAIL TO:

Name MARTIN E. SCHERZER, ANN M. SCHERZER
Address 11483 N. DEL MAR DRIVE
City, State, Zip ANACORTES, WA 98221
A61486

Filed for Record at Request of First American Title of Skagit County

200004140101
Kathy Hill, Skagit County Auditor
1/14/2000 Page 1 of 1 1:48:59PM

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

A61486E-1

THE GRANTOR JAY SWALWELL, TRUSTEE, or his successors in trust, under the JAY SWALWELL LIVING TRUST, dated December 20, 1999 for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to MARTIN E. SCHERZER and ANN M. SCHERZER, HUSBAND AND WIFE the following described real estate, situated in the County of SKAGIT, State of Washington:

That portion of Tract "B" and the vacated road adjacent thereto in "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1", described as follows:

Beginning at a point 134.99 feet South and 485.49 feet West of the Northeast corner of said Tract "B", the North line of Tract "B" bears North 89 degrees 14' West; thence South 45 degrees 13' West, 183.07 feet to the East line of a 40.0 foot reserved roadway; thence South 29 degrees 24' East along said reserved road line, 33.55 feet; thence South 32 degrees 52' East along said reserved road line, 106.85 feet; thence North 33 degrees 22' East, 241.06 feet; thence North 65 degrees 01' West, 66.70 feet; thence North 44 degrees, 47' West, 26.80 feet to the point of beginning.

Subject To:

Paragraphs A through D, inclusive, Schedule "B-1" of First American Title Company's Preliminary Commitment for Title Insurance No. 61486.

2nd 1/2 2000 Real Estate Taxes

ABBREVIATED LEGAL: Tract B, of RANCHO SAN JUAN DEL MAR #1

Assessor's Property Tax Parcel Account Number(s): 3972-000-096-0102 R68220

Dated this 31ST day of MARCH, 2000.

34808
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

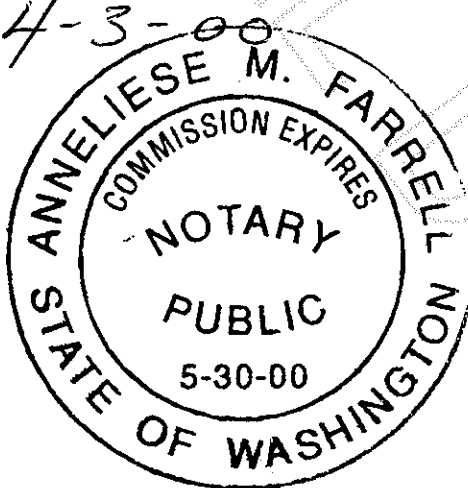
APR 14 2000

Amount Paid \$ 4406.40
By *DAV* Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT } ss

I certify that I know or have satisfactory evidence that JAY SWALWELL is the person who appeared before me, and said person acknowledged that HE signed this instrument and acknowledged it to be HIS free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-3-00



Anneliese M. Farrell
Notary Public in and for the State of Washington
Residing at *La Conner*
My appointment expires: 5/30/00

Anneliese M. Farrell