



200005090086

Kathy Hill, Skagit County Auditor
5/9/2000 Page 1 of 3 12:21:51PM

AFTER RECORDING MAIL TO:

Name **TIMOTHY T. TUTKO, JACQUELINE J. TUTKO**Address **22210 NE 80TH**City, State, Zip **REDMOND, WA 98053**

B161989

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

ISLAND TITLE CO.

SB-15986 ✓

Statutory Warranty Deed

ORIGINAL

THE GRANTOR **MICHAEL A. YOUNGQUIST**, as his separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to **TIMOTHY T. TUTKO** and **JACQUELINE J. TUTKO**, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit "A" attached hereto and made a part hereof.

ABREVIATED LEGAL: Ptn. SE NE, Sec. 23, T34N, R3E WM

SUBJECT TO: See Exhibit "B" attached hereto and made a part hereof.

The property herein is subject to Farm and Agricultural Classification Pursuant to Agreement Recorded December 10, 1971, under Auditor's File No. 761742. The Grantee herein agrees to continue said Classification and assume any penalties, or interest thereon, which may result from withdrawal from said Classification.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

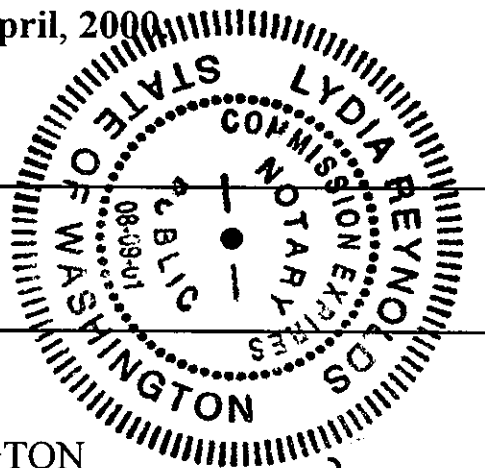
PAID 35196

MAY 09 2000

Amount Paid \$ 3,186.99
Skagit County Treasurer

By: DC Deputy

Assessor's Property Tax Parcel Account Number(s): 340323-1-017-0009 P22393

Dated this 28th day of April, 2000
MICHAEL A. YOUNGQUISTSTATE OF WASHINGTON
COUNTY OF Skagit

} SS

I certify that I know or have satisfactory evidence that **MICHAEL A. YOUNGQUIST** 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: 4-28-00

Lydia Reynolds

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: August 9, 2001

EXHIBIT "A"

The Southeast Quarter of the Northeast Quarter of Section 23, Township 34 North, Range 3
East of the Willamette Meridian;

EXCEPT the as-built and existing county road commonly known as Avon-Allen Road, running
along the East side thereof;

ALSO EXCEPT that portion lying within the boundaries of the McLean county road running
along the South line thereof;

AND ALSO EXCEPT the following described tracts:

- (1) Beginning at the Southwest corner of said Southeast Quarter of the Northeast Quarter;
thence North a distance of 400 feet;
thence East a distance of 120 feet;
thence South a distance of 400 feet;
thence West to the point of beginning.
- (2) Beginning at the Northeast corner of said subdivision;
thence North 89°54'05" West along the North line of said subdivision a distance of 344.00
feet;
thence South 00°12'00" East a distance of 495.97 feet to an existing fence line;
thence South 86°54'05" East along said fence line a distance of 344.57 feet to a point on
the East line of said subdivision;
thence North 00°12'00" West along the East line of said subdivision a distance of 514.00
feet to the point of beginning; EXCEPT county road.
- (3) Commencing at the Southwest corner of said Southeast Quarter of the Northeast Quarter;
thence North 00°16'36" West (called North in previous descriptions) a distance of 400.00
feet along the West line of said subdivision to the Northwest corner of that certain parcel
described in Statutory Warranty Deed to Donovan A. Kleweno and Donna Kleweno,
husband and wife, recorded under Auditor's File No. 9806300050, records of Skagit
County, Washington, and being the true point of beginning;
thence North 89°58'05" East (called East in previous descriptions) a distance of 120.00
feet along the North line of said Kleweno parcel to the Northeast corner thereof;
thence South 00°16'36" East a distance of 370.00 feet parallel with the West line of said
Southeast Quarter of the Northeast Quarter along the East line of said Kleweno parcel to
the Southeast corner thereof, being on the Northerly right-of-way margin of McLean Road;
thence North 89°58'05" East a distance of 117.73 feet along said Northerly right-of-way
margin, parallel with the South line of said subdivision;
thence North 00°16'36" West a distance of 401.00 feet parallel with the West line of said
subdivision;
thence South 89°58'05" West a distance of 237.73 feet, more or less, to the West line of
said subdivision at a point bearing North 00°16'36" West from the true point of beginning;
thence South 00°16'36" East a distance of 31.00 feet along said West line to the true point
of beginning.

Situated in Skagit County, Washington.



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Exhibit "B"

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 28, 1950
Auditor's No.: 444961, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Portion of said premises
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: February 15, 1974
Auditor's No.: 796844, records of Skagit County, Washington
In favor of: Olympic Pipeline Company
For: Right-of-way for construction, maintenance, and operation of pipeline
3. Notes as disclosed on the face of that survey recorded on August 16, 1993, in Volume 14 of Surveys, pages 162 and 163, under Auditor's File No. 9308160086, records of Skagit County, Washington, as follows:
 - A. Corner falls 0.5 feet East of Northeast fence corner.
 - B. Northeast corner of barn 0.2 feet East of line.
 - C. East line of new barn, on line.
 - D. Northeast corner of new barn, on line.
 - E. Fence is 1.0 feet West of property line.
4. Terms and conditions of that Lot Certification Application;
Recorded: May 28, 1997
Auditor's No.: 9705280100, records of Skagit County, Washington

- END OF SCHEDULE B-001 -



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