AFTER RECORDING MAIL TO: William **C.** Irving 20041 Park Ridge Ln. Sedro Woolley, WA 98284

200005170052 Kathy Hill, Skagit County Auditor 5/17/2000 Page 1 of 4 11:58:55AM

Filed for Record at Request of

Land Title Company of Skagit County

Escrow Number: P-93289-E

LAND TITLE COMPANY OF SKAGIT COUNTY Statutory Warranty Deed

Grantor(s): Leslie J. Tokarchuk, Marcia A. Tokarchuk

Grantee(s): William & Irving, N. Marilee Irving, Mark R. Cornish, Sandra A.

Cornish

Abbreviated Legal: Ptn. Lots 10 & 11, SP No. 518-81, Hidden Meadows

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 360433-3-003-0105/P50626

THE GRANTOR LESLIE J. TOKARCHUK and MARCIA A. TOKARCHUK, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WILLIAM C. IRVING and N. MARILEE IRVING, husband and wife, as to an undivided 1/2 interest and MARK R. CORNISH and SANDRA A. CORNISH, husband and wife, as to an undivided 1/2 interest

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

See Attached Exhibit A

SKAGIT COUNTY WASHINGTON

Beal Feteto Evoles Tay

MAY 17 2000

See Attached Exhibit B Dated this 4th day of May, 2000	Amount Paid \$87.40 Skagit Co. Treasurer
Dated this 4ch day of May, 2000	By Deputy
By Calie L. Eduly	By
Leslie J. Jokarchuk	
By Marcial & lokarchuk	By
Marcia A. Tokarchuk	
STATE OF WASHINGTON }	
County of SKAGIT St	S:
I certify that I know or have satisfactory evidence that LESLIE J. TOKARCHUK and	
MARCIA A. TOKARCHUK 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: MAY 11, 2000

Candace M. Taylor

Notary Public in and for the State of WASHINGTON

Residing at MOUNT VERNON

My appointment expires: 1/01/2001

Exhibit A

PARCEL "A":

Tract 10, of that certain 5-acre Parcel Map No. 518-81, entitled, Hidden Meadows, approved July 6, 1981 and recorded July 7, 1981, under Auditor's File No. 8107070003, in Volume 5 of Short Plats, pages 91, 92, and 93, records of Skagit County, Washington; being a portion of Sections 32 and 33, Township 36 North, Range 4 East, W.M. and Section 4, Township 35 North, Range 4 East, W.M.,

EXCEPT that portion of said Lot 10 lying South of Park Ridge Lane delineated on the face of said Short Plat.

ALSO EXCEPT that portion described as follows:

Beginning at the Northeast corner of said Lot 10; thence South 01 degrees 35'41" West, along the East line thereof, a distance of 201.00 feet to the true point of beginning; thence North 76 degrees 28'51" West, parallel to the North line of said Lot 10, a distance of 82.00 feet; thence South 01 degrees 35'41" West, parallel to the East line of said Lot 10, a distance of 137.00 feet; thence South 76 degrees 28'51" East a distance of 82.00 feet; thence North 01 degrees 35'41" East a distance of 137.00 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 11, lying Southerly of Park Ridge Lane, of that certain 5-acre Parcel Map No. 518-81, entitled, Hidden Meadows, approved July 6, 1981 and recorded July 7, 1981, under Auditor's File No. 8107070003, in Volume 5 of Short Plats, pages 91, 92 and 93, records of Skagit County, Washington; being a portion of Sections 32 and 33, Township 36 North, Range 4 East, W.M., and Section 4, Township 35 North, Range 4 East, W.M., lying Northwesterly and Southwesterly of the following described line:

Beginning at the intersection of the West line of said Lot 11 with the Southerly line of Park Ridge Lane, as shown on the face of said Short Plat; thence South 62 degrees 10'15" East, along the Southerly line of said Park Ridge Lane, a distance of 6.00 feet to the true point of beginning of this line description;

thence South 27 degrees 49'45" West, parallel to the Northwesterly line of said Lot 11, a distance of 70.00 feet;

thence Southeasterly, in a straight line, to a point on the Easterly line of said Lot 11, 19.0 feet Northeasterly of the most Southerly corner of said Lot 11 and the terminus of this line description.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Lot 11, of that certain 5-acre Parcel Map No. 518-81, entitled, Hidden Meadows, approved July 6, 1981, and recorded July 7, 1981, under Auditor's File No. 8107070003, in Volume 5 of Short Plats, pages 91, 92 and 93, records of Skagit County, Washington; being a portion of Sections 32 and 33, Township 34 North, Range 4 East, W.M., and Section 4, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said Lot 11; thence South 01 degrees 35'41" West, along the West line thereof, a distance

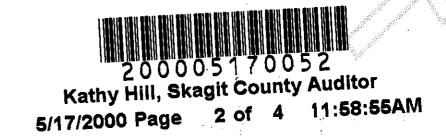
of 50.00 feet; thence South 76 degrees 28'51" East, parallel to the North line of said Lot

11, a distance of 259.03 feet, more or less, to the East line of said Lot 11; thence North 01 degrees 35'41" East, along the East line of said Lot 11, a

thence North 01 degrees 35'41" East, along the East line of said Lot 11, a distance of 50.00 feet to the North line of said Lot 11; thence North 76 degrees 28'51" West a distance of 259.03 feet, along said North line to the point of beginning;

Situate in the County of Skagit, State of Washington.

PARCEL "D":



An easement for ingress, egress, and utilities over, under, and across certain roadways, shown as Tract A on the face of said Short Plat No. 518-81, and as set forth in Declaration of Easements, Covenants, and Road Maintenance Agreement recorded under Auditor's File No. 8109140012, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

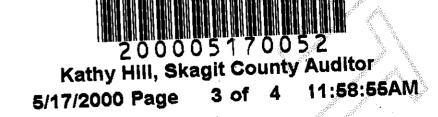


Exhibit B

SUBJECT TO: Mineral reservations recorded September 15, 1955, under Auditor's File No. 524149 and also recorded May 15, 1979, under Auditor's File No. 7905150064; Covenants, Conditions and Restrictions recorded July 7, 1981, under Auditor's File No. 8107070002 and amended by instrument recorded April 1, 1982, under Auditor's File No. 8204010025; Easements, Covenants and Road Maintenance Agreement recorded February 19, 1982, under Auditor's File No. 8202190001; Drainage easement as set forth on the face of Short Plat 518-81; Provisions as set forth on the face of Short Plat No. 518-81; Easement recorded December 14, 1981, under Auditor's File No. 8303150044.