

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 C. 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

35324
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAY 17 2000

See Attached Exhibit B

Dated this 4th day of May, 2000

By Leslie J. Tokarchuk
Leslie J. Tokarchuk

By _____

By Marcia A. Tokarchuk
Marcia A. Tokarchuk

By _____

STATE OF WASHINGTON

County of SKAGIT

SS:

Amount Paid \$887.40
Skagit Co. Treasurer
By VC Deputy

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
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 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":



200005170052

Kathy Hill, Skagit County Auditor

5/17/2000 Page 2 of 4 11:58:55AM

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.



200005170052

Kathy Hill, Skagit County Auditor

5/17/2000 Page 3 of 4 11:58:55AM

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. 8112140023; Easement recorded March 15, 1983, under Auditor's File No. 8303150044.



200005170052

Kathy Hill, Skagit County Auditor

5/17/2000 Page 4 of 4 11:58:55AM