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Kathy Hill, Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name **PHILIP Y. WYNNE**,  
Address **16843 DONNELLY ROAD**  
City, State, Zip **MOUNT VERNON, WA 98273**  
B62426

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

FIRST AMERICAN TITLE CO.

B62426 E-1

**Statutory Warranty Deed**

**ORIGINAL**

**THE GRANTOR** **IVAN F. DAVES and DEBORAH D. DAVES**, Husband and Wife for and in consideration of **Ten Dollars and other valuable consideration** in hand paid, conveys and warrants to **PHILIP Y. WYNNE, An Unmarried Man** the following described real estate, situated in the County of Skagit, State of Washington:

**36506**  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

**JUL 31 2000**

Amount Paid \$ **841.50**  
Skagit County Treasurer  
By: **ODV** Deputy

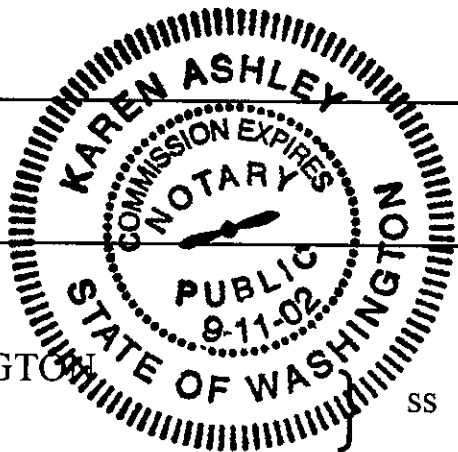
See Exhibit A attached hereto and made a part hereof.

**ABBREVIATED LEGAL:** Section 19, Township 33, Range 4; Ptn. Gov. Lot 3

**SUBJECT TO:** Paragraphs A through F, inclusive of Schedule B-1 of First American Title Company's Preliminary Commitment for Title Insurance No. 62426.

Assessor's Property Tax Parcel Account Number(s): **330419-0-071-0000R16914**

Dated July 17, 2000.



STATE OF WASHINGTON  
COUNTY OF Skagit

SS

**IVAN F. DAVES**

**DEBORAH D. DAVES**

I certify that I know or have satisfactory evidence that **IVAN F. DAVES and DEBORAH D. DAVES** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: **July 27 2000**

**Karen Ashley**  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/02

**Exhibit A**

That portion of Government Lot 3, Section 19, Township 33 North, Range 4 East, W.M., described as follows: Beginning at a point on the North line of Lot 4, Block 2 of the Plat of "FIR, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 18, records of Skagit County, where the same is intersected by the Easterly line of a 25 foot County Road as the same existed on March 9, 1972, which point is approximately 38 feet West of the Northeast corner of said Lot 4, and which point is also on the approximate Westerly toe of a dike; thence Southerly along the Easterly line of said 25 foot County road and the extension thereof to the South line of Lot 7, Block 2, of said Plat of "FIR, SKAGIT COUNTY, WASHINGTON", and the TRUE POINT OF BEGINNING; thence Easterly along the Southerly line of Lot 7 and the Easterly extension thereof to the Skagit River; thence in a generally Southerly and Westerly direction along the Skagit River to its intersection with the Easterly line of said existing 25 foot County road and the Southerly projection of said road; thence Northerly along the Easterly line of said 25 foot road and its Southerly projection to the TRUE POINT OF BEGINNING;

EXCEPT dike right-of-way; AND ALSO EXCEPT right-of-way of Dike District No. 2, as condemned in Skagit County Superior Court Cause No. 3147; AND ALSO EXCEPT that portion thereof decreed to be a public highway as set forth in Skagit County Court Cause No. 32246; AND EXCEPT roads;

TOGETHER WITH non-exclusive easement over the Easterly 30 feet of that portion of Government Lot 3, lying between the North line of Lot 6, and the South line of Lot 7, Block 2, "FIR, SKAGIT COUNTY, WASHINGTON", and the projection of said North and South lines to the Skagit River, as reserved by contract dated April 19, 1973, and recorded April 24, 1973, under Auditor's File No. 784002.



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