



200008080056

Kathy Hill, Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name FRANK ADAMS, KRISTY ADAMS
Address 6800 ENTERPRISE RD
City, State, Zip FERNDALE, WA 98248
00060153

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

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

60153E-1

THE GRANTOR KAREN M. CORCORAN, as her separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to FRANK ADAMS and KRISTY ADAMS, 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.

See Exhibit B, Easement for Utility lines, attached hereto and made a part hereof.

Subject to Paragraphs A-D of Schedule B-1 of First American Title Company's preliminary commitment no. 01-60153 and 2nd 1/2 2000 taxes.

BOUNDARY ADJUSTMENT

Reviewed and approved
in accordance with S.C.
Code Chapter 14.12.

Arac Roeder
SKAGIT CO. PLANNING DEPT.

Date: 6/27/2000
PL00-0368

36668
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 08 2000

Amount Paid \$ *306.00*
Skagit County Treasurer
By: *DC* Deputy

Assessor's Property Tax Parcel Account Number(s): 360407-0-011-0004, R49000, 4042-005-008-0003, R70395

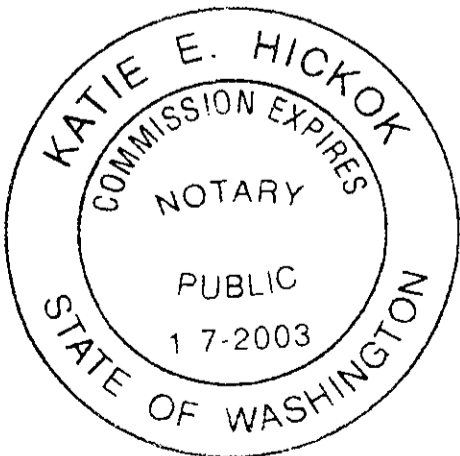
Dated June 21, 2000.

Karen M. Corcoran
KAREN M. CORCORAN

STATE OF WASHINGTON }
COUNTY OF Skagit } ss

I certify that I know or have satisfactory evidence that KAREN M. CORCORAN is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:



Katie E. Hickok
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: ~~12/15/2001~~
1-7-2003

Exhibit A

PARCEL "C":

All that unplatted portion of the Northeast 1/4 of the Southeast 1/4 of Section 7, Township 36 North, Range 4 East, W.M., lying Westerly of the most Westerly line of Lot 15, Block 5, "ALGER", according to the plat recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington, produced Northerly to the North line of said Northeast 1/4 of the Southeast 1/4 and lying Southerly of the Northerly line of Lot 7, Block 5, "PLAT OF ALGER", extended Easterly; TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through the Easterly extension of the "Church Road" as shown Northerly of Lot 7, Block 5, "PLAT OF ALGER", according to the plat recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington, to a point lying 40 feet East of the Northeast corner of said Lot 7.

PARCEL "D":

That portion of Lot 7, Block 5, "PLAT OF ALGER" filed in Volume 4 of Plats, at page 9, records of Skagit County, Washington, lying East of the following described line:

Commencing at the intersection of the South line of said Lot 7 with the Northeasterly line of Old Highway 99, said point being the Northwest corner of that certain James Ross parcel shown on survey filed in Volume 19 of Surveys at page 190, under Auditor's File No. 9710150048, records of Skagit County, Washington; thence Easterly along the South line of said Lot 7, a distance of 183.00 feet to the initial point of this line description; thence Northerly perpendicular to the South line of said Lot 7, a distance of 82 feet, more or less, to the North line of said Lot 7 and terminal point of this line description.

PARCEL "E":

A non-exclusive 20 foot wide easement for emergency vehicle access only, centered upon the centerline of an unimproved roadway existing on May 10, 2000 and running across the Westerly portion of Lot 7, Block 5, "PLAT OF ALGER", as per plat recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington, from a point on the Church Road to a point on the Easterly line of Parcel "D" as described hereinabove.

THE ABOVE DESCRIBED PROPERTIES WILL BE COMBINED OR AGGREGATED AS A SINGLE LOT. THIS BOUNDARY ADJUSTMENT IS NOT FOR THE PURPOSES OF CREATING AN ADDITIONAL BUILDING LOT.



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EXHIBIT "B"

The conveyance of the above described Parcels is together with and subject to a 20 foot wide conveyance for utility purposes over, across and under Lot 7 of Block 5 "PLAT OF ALGER" as per plat recorded in Volume 4 of Plats, Page 9, records of Skagit County, Washington. Said easement is to be centered upon the first utility line installed under the terms of this easement. The exact location of this easement is to be determined by verbal agreement of the Grantor and Grantee after the closing of this sale. Said easement is to benefit Parcels "C" and "D" as described hereinabove and it is to benefit the Grantor's property to the North of said Parcels "C" and "D".

J.L.A.

K.H.A.

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