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AFTER RECORDING MAIL TO:

Richard S. Randall Jr.
13054 Teak Lane
Mount Vernon, WA 98273



200008140088

Kathy Hill, Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-94156-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): James F. Friedrichs
Grantee(s): Richard S. Randall Jr., Randi C. Randall
Abbreviated Legal: a ptn of Lots 2 & 9, Blk. 3, Bingham Acreage
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3864-003-009-0004/P62193

THE GRANTOR JAMES F. FRIEDRICHS, as his separate property
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to RICHARD S. RANDALL and RANDI C. RANDALL, husband
and wife
the following described real estate, situated in the County of Skagit, State of Washington:
See Attached Exhibit A

36732
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

AUG 14 2000

See Attached Exhibit B

Dated this 10th day of August, 2000

By James F. Friedrichs By _____
James F. Friedrichs

Amount Paid \$ 1,002.15
Skagit Co. Treasurer
By _____ Deputy

By _____ By _____

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that James F. Friedrichs
_____ is the person _____ who appeared before me, and said
person _____ acknowledged that he signed this instrument and acknowledged it to be he free and
voluntary act for the uses and purposes mentioned in the instrument.

Dated: August 10, 2000

Nancy Lea Cleave
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/01/2002

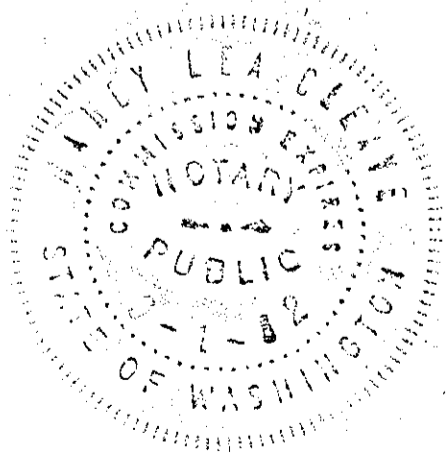


Exhibit A

PARCEL "A":

Lot 9, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington,

EXCEPT the West 4.43 feet thereof, AND

EXCEPT the North 13.41 feet lying East of the West 5.43 feet of said Lot 9,

TOGETHER WITH all that portion of the vacated right-of-way adjacent to the South as described in instrument recorded under Auditor's File No. 9511140028,

EXCEPT that portion lying West of the Southerly prolongation of the East line of the West 4.43 feet of said Lot 9

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The East 1 (one) foot of the West 5.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, EXCEPT the North 10.00 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Beginning at the Northeast corner of the West 2.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;
thence North 89 degrees 33'49" East along the North line of said Lot 2, a distance of 6.00 feet to the point of beginning of this description;
thence continuing North 89 degrees 33'49" East, a distance of 3.00 feet;
thence South 00 degrees 02'20" East, a distance of 3.00 feet;
thence South 37 degrees 37'22" West, a distance of 9.82 feet to the point of intersection of the East line of the West 5.43 feet of said Lot 2 with the South line of the North 10.73 feet of said Lot 2;
thence North 68 degrees 28'43" West, a distance of 1.08 feet to the point of intersection of the East line of the West 4.43 feet of said Lot 2 with the South line of the North 10.33 feet of said Lot 2;
thence North 28 degrees 30'13" East, a distance of 8.37 feet;
thence North 00 degrees 02'20" West, a distance of 3.00 feet to the point of beginning of this description.

TOGETHER WITH a non-exclusive easement over, under, and through the East 15.00 feet of the West 17.43 feet of said Lot 2 and the East 15.00 feet of the West 17.43 feet of the North 13.41 feet of said Lot 9 for construction, maintenance, and operation of a water line.

Situate in the County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO Easement recorded under Auditor's No. 9506120069; Conditions contained in Deed recorded under Auditor's No. 9603060040; Easement recorded under Auditor's No. 9603060041; Easement recorded under Auditor's No. 9603060042; Agreement recorded under Auditor's No. 9608060037; Restrictive Covenant recorded under Auditor's No. 9608230056.



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