

AFTER RECORDING MAIL TO:

P. David Klanica, Jr.  
9688 Cougar Lane  
Sedro Wooley, WA 98284



200008280089

Kathy Hill, Skagit County Auditor  
8/28/2000 Page 1 of 3 3:39:45PM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-94205-E

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

Grantor(s): George T. Coleman, Loretta A. Coleman  
Grantee(s): P. David Klanica, Jr., Mary Grace Klanica  
Abbreviated Legal: ptn Lots 14 & 15, Deiter's Acreage  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 3899-000-015-0001/P64969

**THE GRANTOR** George Coleman and Loretta Coleman, husband and wife  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to P. David Klanica, Jr. and Mary Grace Klanica,  
husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:  
See Attached Exhibit A

36997  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

AUG 28 2000

See Attached Exhibit B

Dated this 23 day of August 2000

By George T. Coleman  
George T. Coleman

By

Amount Paid \$ 2,937.60  
Skagit Co. Treasurer  
By DC Deputy

By Loretta A. Coleman  
Loretta A. Coleman

By

STATE OF Arizona  
County of \_\_\_\_\_

SS:

I certify that I know or have satisfactory evidence that George T. Coleman and Loretta A. Coleman 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.

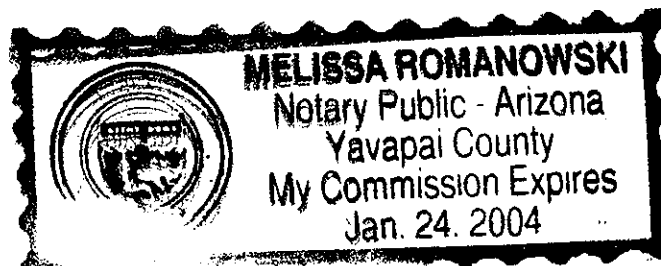
Dated: 8-23-2000

Melissa Romanowski

Notary Public in and for the State of Arizona

Residing at Yavapai

My appointment expires: 1-24-2004



## Exhibit A

### DESCRIPTION:

#### PARCEL "A":

Lot 15, "DEITER'S ACREAGE, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington,

EXCEPT the West 150.00 feet of the North 300.00 feet thereof,

ALSO EXCEPT the South 135.00 feet of the West 150.00 feet thereof.

TOGETHER WITH that portion of Lot 14 of said Plat, lying Westerly of the following described line:

Beginning at the Southwest corner of said Lot 14;  
thence North 89 degrees 52'00" East 1.00 foot along the Southerly line of said Lot 14 to the true point of beginning for said line;  
thence North 02 degrees 21'47" West 649.04 feet to the Northerly line of said Lot 14 and the terminus of said line; said terminus also being North 89 degrees 36'34" East 7.29 feet from the Northwesterly corner of said Lot 14.

Situate in the County of Skagit, State of Washington.

#### PARCEL "B":

A non-exclusive easement for road purposes lying 14 feet 7 inches on each side of the centerline described as follows:

Beginning at the Southwesterly corner of Lot 14, "DEITER'S ACREAGE, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington, shown on Survey filed in Book 7 of Surveys, page 134, records of said County;  
thence North 89 degrees 52'00" East 1.00 foot along the Southerly line of said Lot 14 to the true point of beginning for said centerline;  
thence North 02 degrees 21'47" West 649.04 feet to the Northerly line of said Lot 14 and the terminus of said centerline; said terminus also being North 89 degrees 36'34" East 7.29 feet from the Northwesterly corner of said Lot 14.

Situate in the County of Skagit, State of Washington.



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## Exhibit B

SUBJECT TO Easement recorded September 17, 1969 under Auditor's No. 731120 and amended by Judgment in Skagit County Superior Court Cause No. 88-2-00227-7; Easement recorded September 23, 1969 under Auditor's No. 731303; Right of way Contract recorded under Auditor's No. 8908180043; Special Use Request recorded under Auditor's File No. 8910170020.



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