



200009080076
Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name **BENNY L. TRIMBLE, EVA B. TRIMBLE**
Address **22614 LITTLE MOUNTAIN ROAD**
City, State, Zip **MOUNT VERNON, WA 98274**
B62871

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

FIRST AMERICAN TITLE CO. **Statutory Warranty Deed**
B62871 E-1

ORIGINAL

THE GRANTOR WESTERN RESOURCE GROUP INC., A Washington Corporation for and in consideration of **Ten Dollars** and other valuable consideration in hand paid, conveys and warrants to **BENNY L. TRIMBLE and EVA B. TRIMBLE, 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.

SEC 7 TS 34 RNG 5 PTN NW-SE

SUBJECT TO: Paragraphs A through G, inclusive of Schedule B-1 of First American Title Company's Preliminary Commitment for Title Insurance No. B62871.

The Grantee (s) herein agree to assume that certain deed of trust held by Ken Mayer, in the original amount of \$46,000.00, the present balance of which, as of Septebmer 7, 2000 is the sum of \$39,979.39, dated August 21, 1997, recorded September 10, 1997 under Auditor's File No. 9709100085. Grantee (s) agree to assume and pay said Deed of Trust according to its own terms and conditions.

THE PROPERTY HEREIN IS SUBJECT TO FOREST CLASSIFICATION PURSUANT TO AGREEMENT RECORDED MARCH 18, 1986, UNDER AUDITOR'S FILE NO. 8603180040. THE GRANTEE HEREIN AGREES TO CONTINUE SAID CLASSIFICATION AND ASSUME ANY PENALTIES, OR INTEREST THEREON, WHICH MAY RESULT FROM WITHDRAWAL FROM SAID CLASSIFICATION.

ALSO SUBJECT TO: Reservations contained in instrument executed by: Ken Mayer, an unmarried man on May 4, 1979 and at all times since, recorded September 10, 1997 under Auditor's File No. 9709100084 "GRANTEE AGREES THAT NO TIMBER SHALL BE CUT OR LOGGED UNTIL THIS PURCHASE MONEY NOTE HAS BEEN PAID IN FULL."

Subject to an extension of the 60 foot non-exclusive easement for ingress, egress, roadway and utilities serving the subject property from the North line of the subject property to the South line thereof for the benefit of the South 1/2 of said Northwest 1/4 of the Southeast 1/4. Said extension to be centered on the centerline of the roadway existing on February 12, 1998.

Assessor's Property Tax Parcel Account Number(s): **340507-4-002-0008 R30212**

Dated this *8th* day of September, 2000.

WESTERN RESOURCE GROUP INC.
Jeffrie Mauceri
JEFFRIE MAUCERI, PRESIDENT

39188
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

SEP 8 2000

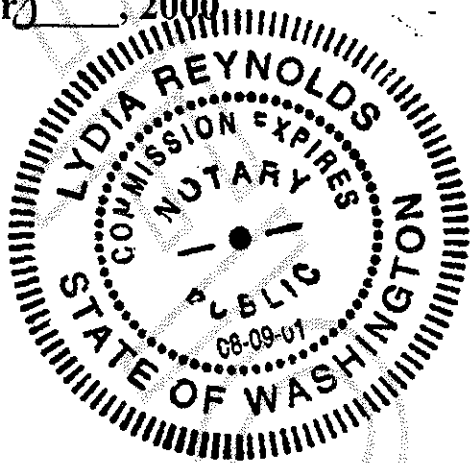
Amount Paid \$ *1147.50*
Skagit Co. Treasurer
By *hp* Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

} ss

I certify that I know or have satisfactory evidence that **Jeffrie Mauceri** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the **President of WESTERN RESOURCE GROUP INC.** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: September 8, 2000



Lydia Reynolds
Lydia Reynolds

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: August 9, 2001



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, Skagit County Auditor

Exhibit A

The North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 7, Township 34 North, Range 5 East, W.M.;

TOGETHER WITH a non-exclusive easement for ingress and egress, roadway and utilities over, under and across that certain strip of land in a portion of the Northeast 1/4 of Section 7, Township 34 North, Range 5 East, W.M., being 60 feet in width, the centerline of said strip being more particularly described as follows:

Commencing at the North quarter corner of said Section 7; thence South 1 degree 56'37" West, 897.81 feet along the West line of said Northeast 1/4 of said Section 7, to the true point of beginning of said centerline; thence South 14 degrees 37'37" East, 256.39 feet; thence South 40 degrees 06'43" East, 203.40 feet; thence South 33 degrees 05'15" East, 157.78 feet; thence South 10 degrees 34'58" East, 134.84 feet; thence South 1 degree 34'33" West, 434.27 feet; thence South 4 degrees 27'56" West, 239.25 feet; thence South 3 degrees 07'01" East, 346.68 feet; thence South 4 degrees 25'31" West, 45 feet; more or less, to the South line of said Northeast 1/4 of Section 7, and the North line of the Northwest 1/4 of the Southeast 1/4 of said Section 7, and the terminus of said centerline.

The side lines of said 60 foot wide easement are to be extended or shortened to intersect said West line and said South line of said Northeast 1/4 of Section 7.

(Also known as Parcel 1 of that Survey recorded June 17, 1998 under Auditor's File No. 9806170031, filed in Volume 20 of Surveys at page 148).



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