



200010030049

, Skagit County Auditor

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AFTER RECORDING MAIL TO:

Ralph Hanger
400 N. Gardner
Burlington, WA 98233

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-94587-E

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

Grantor(s): Donald D. Pearson, Sharon L. Pearson
Grantee(s): Ralph Hanger, Linda Hanger
Abbreviated Legal: Ptn. Tract A, Morgan's Tracts
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 3959-000-016-0106/P67625, 3959-000-016-0700/P113998

THE GRANTOR DONALD D. PEARSON and SHARON L. PEARSON, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to RALPH HANGER and LINDA M. HANGER, husband and
wife
the following described real estate, situated in the County of Skagit, State of Washington:
See Attached Exhibit A

See Attached Exhibit B

Dated this 20th day of September, 2000

By Donald D. Pearson By _____
Donald D. Pearson

By Sharon L. Pearson By _____
Sharon L. Pearson

STATE OF WASHINGTON }
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that DONALD D. PEARSON and SHARON
L. PEARSON 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: OCTOBER Sept 27, 2000 Candace M. Taylor
Candace M. Taylor
Notary Public in and for the State of WASHINGTON
Residing at MOUNT VERNON
My appointment expires: 1/01/2001

37577
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

OCT 03 2000

Amount Paid \$ 2164.95
Skagit County Treasurer
By: Don Deputy

Exhibit A

PARCEL "A":

That portion of Tract "A", "MORGAN'S TRACTS", as per plat recorded in Volume 6 of Plats, page 11, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Tract "A", 140 feet South of the Northeast corner of said Tract "A";
thence South to the Southeast corner;
thence South $60^{\circ}42'$ West, 168.61 feet;
thence North parallel with the East line of said Tract "A" to a point 140 feet South of the North line of said Tract "A";
thence East to the point of beginning;

EXCEPT mineral rights as reserved by instrument recorded in Volume 49 of Deeds, page 234, under Auditor's File No. 41861, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Tract "A", "MORGAN'S TRACTS", as per plat recorded in Volume 6 of Plats, page 11, records of Skagit County, Washington, described as follows:

Beginning at a point on the North line of the Cascade Highway, which point is South $60^{\circ}42'$ West, 168.61 feet from the East line of said Tract "A";
thence North parallel with said East line to a point 140 feet South of the North line of said Tract "A";
thence Southwesterly along a straight line to the Northeast corner of a tract deeded to William E. Rogers, Jr., by Deed recorded under Auditor's File No. 444891, records of Skagit County, Washington;
thence South $88^{\circ}10'$ East to the East line of a tract deeded to Ivar Hanson and Hallie Hanson, husband and wife, by Deed recorded under Auditor's File No. 510885, records of Skagit County, Washington;
thence Southeasterly to a point on the North line of the Cascade Highway which is South $60^{\circ}42'$ West, 168.61 feet from the East line of said Tract "A" and the point of beginning;

EXCEPT that portion conveyed by Deed recorded on October 18, 1956, under Auditor's File No. 543029, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO: Mineral Reservations recorded in October, 1902, under Auditor's File No. 41861, in Volume 49 of Deeds, page 234; Terms and Conditions of Sewer System Monitoring Agreement recorded January 4, 1995, under Auditor's File No. 9501040092.



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