

Re-recorded to correct legal description

AFTER RECORDING MAIL TO:

Steven A. Luhrs
P.O. Box 532
Sedro Woolley, WA 98284



200010160123

Skagit County Auditor

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200010300139

Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-93655-E

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

Grantor(s): Robert Shimko, Sr., Jill C. Shimko
Grantee(s): Steven A. Luhrs, Jeanne R. Luhrs
Abbreviated Legal: ptn Gov. Lot 1, 15-35-7 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350715-0-002-0003/P42680

THE GRANTOR ROBERT SHIMKO, SR. and JILL C. SHIMKO, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to STEVEN A. LUHRS and JEANNE R. LUHRS, husband and
wife
the following described real estate, situated in the County of Skagit, State of Washington:
See Attached Exhibit A

37960
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

OCT 30 2000

See Attached Exhibit B
Dated this 11th day of October, 2000

By Robert Shimko, Sr.
Robert Shimko, Sr.

Amount Paid \$ 0
Skagit Co. Treasurer
By [Signature] Deputy

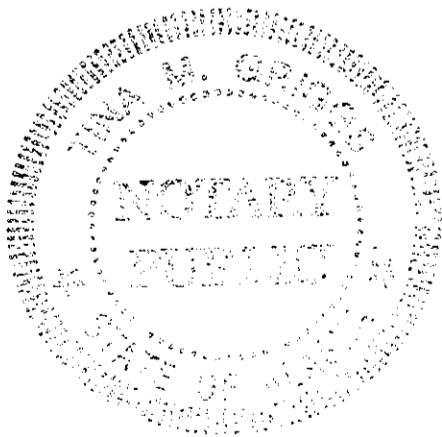
By Jill C. Shimko
Jill C. Shimko

STATE OF Alaska }
County of Kenai Peninsula Borough } SS:

I certify that I know or have satisfactory evidence that Robert Shimko, Sr. and Jill C. Shimko 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 12, 2000

[Signature]
Notary Name (Printed): Tina M. Griggs
Notary Public in and for the State of Alaska
Residing at Seldotna AK
My appointment expires: 10.12.2003



37745
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

OCT 16 2000

Amount Paid \$ 795.00
Skagit Co. Treasurer
By [Signature] Deputy

Exhibit A

PARCEL "A":

That portion of Government Lot 1, Section 15, Township 35 North, Range 7 East, W.M., described as follows:

Beginning at a point that is 495 feet West and 544.5 feet South of the Northeast corner of said Government Lot 1, said point being on a corner of Tract "B", Short Plat No. 32-80, approved July 15, 1980 and recorded July 23, 1980 in Volume 4 of Short Plats, page 149, under Auditor's File No. 8007230004;

thence West, along the South line of said Tract "B", a distance of 214.5 feet, more or less, to the Southwest corner of said Tract "B";

thence South a distance of 214.5 feet;

thence East a distance of 214.5 feet, more or less, to a Westerly line of said Tract "B";

thence North a distance of 214.5 feet, more or less, to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the West 12 feet, and, the South 30 feet of the North 300 feet of the East 20 feet of the West 32 feet of Tract "B" of said Short Plat 32-80.

Situate in the County of Skagit, State of Washington

PARCEL "B":

West

The East 214.50 feet of the East 709.50 feet of Government Lot 1, Section 15, Township 35 North, Range 7 East, W.M.

EXCEPT that portion lying within Short Plat No. 32-80, approved July 15, 1980 and recorded July 23, 1980 in Volume 4 of Short Plats, page 149, under Auditor's File No. 8007230004.

AND, EXCEPTING FROM THE REMAINDER, the North 214.50 feet thereof.

Situate in the County of Skagit, State of Washington



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, Skagit County Auditor

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Exhibit B

SUBJECT TO Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water; Right of the State of Washington to that portion of the subject property, if any, lying in the bed or the former bed of the Skagit River; Low Flow Mitigation recorded under Auditor's No. 200008080069.



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