AFTER RECORDING MAIL TO:

Ronald Ducham 9261 Soren Road Sedro Woolley, WA 98284



Filed for Record at Request of Wells Fargo Escrow Company Escrow Number: 04-00162-00

Statutory Warranty Deed	
Grantor(s): Richard J. Cadd and Mary Anne Cadd Grantee(s): Ronald E. Ducham Abbreviated Legal:	ISLAND TITLE CO. BI7131
Lot 24, Tract 1, PEAVEY'S ACREAGE Additional legal(s) on page: 2	
Assessor's Tax Parcel Number(s): 3966-001-024-0006 P67903	, 3966-001-012-0109 P67885
THE GRANTOR Richard J. Cadd and Mary Anne Cadd, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ronald E. Ducham, a Single Person the following described real estate, situated in the County of Skagit, State of Washington	
Exhibit "A" attached hereto and made a part thereof	
Subject to: Schedule B-001 attached hereto and made a part thereof.	
Dated January 2, 2001 Bichard J. Cadd SKAGIT GOUNTY WASHINGT Mary Anne Cadd Her HTTY IN FAIT Real Estate Excise Tax PAID	
JAN 10 2001 Amount Paid \$ 2,493.9 Co	
STATE OF Washington Skagit SS:	
	sonally appeared Richard J. Cadd to be the individual described in and
	ney in Fact for Mary Anne Cadd dged that he signed and
sealed the same as their free and voluntary act and deed for his free and voluntary act and deed as Attorney in Fact for said principal mentioned, and on oath stated that the Power of Attorney authorizing the been revoked and that the said principal is now living, and is not incompete Given under my hand and official seal the day and year last above written. (Seal) Carrie Huffer Notary Public in and for Residing at Burlington My appointment expires	al for the uses and purposes therein e execution of this instrument has not ent. the State of Washington

EXHIBIT "A"

PARCEL A:

Lot 24, Tract 1, PEAVEY'S ACREAGE, according to the plat thereof recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington;

EXCEPT the West 14 feet thereof conveyed for road purposes.

PARCEL B:

An easement for road purposes over the West 14 feet of Lot 12, Tract 1, Peavey's Acreage, according to the plat thereof recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington.

ALL situated in Skagit County, Washington.

- END OF EXHIBIT

200101100150 , Skagit County Auditor 1/10/2001 Page 2 of 3 11:52:34AM

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Order No.:

B17131

SCHEDULE B-001

Easement, including the terms and conditions thereof, granted by instrument; 1.

Recorded:

July 29, 1911

Auditor's No.:

85891, records of Skagit County, Washington

For:

The purpose of digging, constructing, maintaining and operating a

drainage ditch, etc.

Right of way for unnamed road, constructive notice of which is delineated on the face of 2. said plat.

Affects:

The Northern boundary of said premises

Failure of the land described in Schedule A as Parcel B to be contiguous to the land 3. described in Schedule A as Parcel A or by reason of any gap or gore between said parcels.

, Skagit County Auditor

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