



200102070058

Skagit County Auditor

2/7/2001 Page 1 of 2 11:29:39AM

AFTER RECORDING MAIL TO:

COLE & COLE  
Attorneys at Law  
P. O. Box 249  
Stanwood, WA 98292

STATUTORY WARRANTY DEED

LAND TITLE COMPANY OF SKAGIT COUNTY

GRANTOR: SWANSON, JOHN A., a married man, as his separate estate,  
GRANTEE: SWANSON, ROBERT W., a married man, as his sole & separate estate  
LEGAL DESCRIPTION: UNDIVIDED 1/2 INTEREST IN PTN SE1/4 SW1/4 & OF SW1/4 SE1/4, 31-33-4 EWM  
ASSESSOR'S TPN: 330431-0-025-0001

THE GRANTOR, JOHN A. SWANSON, a married man, as his sole and separate estate, joined herein by his wife, Shirley A. Swanson, in confirmation thereof, for and in consideration of TEN & NO/100 DOLLARS (\$10.00) and other valuable consideration in hand paid, conveys and warrants to ROBERT W. SWANSON, a married man, as his sole and separate estate, the following described property situate in the County of Skagit, State of Washington:

All of Grantor's right, title and interest, being an undivided one-half interest in the following described property:

That portion of the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 31, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point 189.0 feet North and 24.1 feet East of the South Quarter corner of said Section 31, the North and South centerline of said Section bears North 0°24' West; thence North 50°12' West, 351.0 feet; thence South 39° West, 540 feet to the South line of said Section 31; thence North 89°19'20" East 585.5 feet to the South Quarter corner of said Section 31; thence North 7°20' East 190.6 feet to the point of beginning;

TOGETHER WITH a non-exclusive easement for ingress, egress, and utilities, over and across a strip of land 60 feet in width as granted by instruments recorded February 11, 1982, and February 26, 1982, under Auditor's File Nos. 8202110057 and 8202260049, records of Skagit County, Washington;

SUBJECT TO Easement for electric transmission and distribution line recorded on January 2, 1931 as Auditor's File No. 239953 in Volume 156 of Deeds, page 340; Easement for underground line dated December 4, 1992, recorded as Auditor's File No. 9310070106, and Release of all claims for damage in favor of Drainage District 17 of Skagit County as contained in instrument dated February 15, 1936, recorded March 3, 1936 as Auditor's File No. 276775, to which records reference is made for full particulars.

DATED this 4 day of <sup>February</sup> ~~January~~, 2001.

John A. Swanson

Shirley A. Swanson,  
in confirmation thereof

STATE OF CALIFORNIA)  
COUNTY OF SAN DIEGO) SS:

On this day personally appeared before me JOHN A. SWANSON and SHIRLEY A. SWANSON, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4 day of ~~January~~, 2001.  
February *Feb*

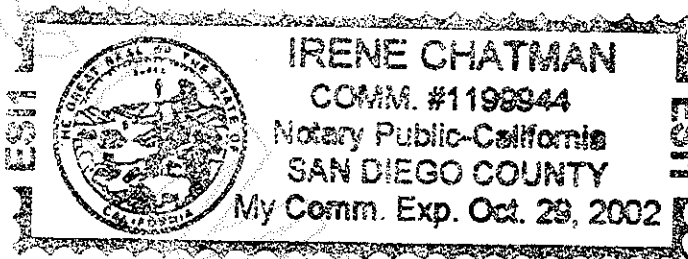
*Irene Chatman*

NOTARY PUBLIC in and for the State  
of California, residing at SAN Diego, CA  
My appointment expires: 10/29/02

# 39345  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

FEB 07 2001

Amount Paid \$ 994.50  
Skagit Co. Treasurer  
By *[Signature]* Deputy



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