

AFTER RECORDING MAIL TO:

James L. Maney  
19730 Sky Ridge Road  
Mount Vernon, WA 98274



200103300007  
Skagit County Auditor  
3/30/2001 Page 1 of 3 8:54:03AM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-96351-E

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

Grantor(s): Krikor S. Hovsepian, Rae Jean Hovsepian  
Grantee(s): James L. Maney, Darla K. Maney  
Abbreviated Legal: Portion of the Northeast 1/4 of the Southeast 1/4 in 17-34-4  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 340417-0-092-0006/P25690

**THE GRANTOR** KRIKOR S. HOVSEPIAN and RAE JEAN HOVSEPIAN, husband and wife  
for and in consideration of 'IRC Section 1031 Like-Kind Tax-Deferred Exchange'  
in hand paid, conveys and warrants to JAMES L. MANEY and DARLA K. MANEY, husband and  
wife  
the following described real estate, situated in the County of Skagit, State of Washington:  
See Attached Exhibit A

40090  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

MAR 30 2001

See Attached Exhibit B

Dated this 29 day of March 2001

By [Signature]  
Krikor S. Hovsepian

By [Signature]  
Amount Paid \$ 2225.00  
Skagit Co. Treasurer  
By Mc Am Deputy

By [Signature]  
Rae Jean Hovsepian

By \_\_\_\_\_

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Krikor S. Hovsepain and Rae Jean Hovsepain 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: March 29, 2001



[Signature]  
Jennifer J. Lind  
Notary Public in and for the State of Washington  
Residing at Bow  
My appointment expires: 10/01/2002

## Exhibit A

### DESCRIPTION:

That portion of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the paved highway right-of-way at the Northwest corner of those premises conveyed to E. N. Neal, et ux, by deed dated March 5, 1946, filed February 4, 1947, under Auditor's File No. 400968, and recorded in Volume 216 of Deeds, at page 56 which point is 346.4 feet West, more or less, of the East line of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;  
thence East along the South line of said highway right-of-way 75 feet;  
thence South parallel with the East line of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  to a line which is parallel with and 288 feet South of the North line of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;  
thence West 75 feet;  
thence North to the point of beginning;

EXCEPT that portion of said premises, if any, lying West of the East line of those premises conveyed to Lloyd K. Westphall, et ux, by deed dated March 24, 1949, filed July 7, 1949, under Auditor's File No. 433418 and recorded in Volume 234 of Deeds at page 742,

EXCEPT the North 10 feet thereof deeded to the City of Mount Vernon for road purposes by instrument dated October 29, 1984, and recorded November 16, 1984, under Auditor's File No. 8411160007.

Situate in the County of Skagit, State of Washington.



200103300007  
Skagit County Auditor  
3/30/2001 Page 2 of 3 8:54:03AM

## Exhibit B

SUBJECT TO: AGREEMENT AND THE TERMS AND CONDITIONS DATED OCTOBER 22, 1984, RECORDED NOVEMBER 16, 1984, UNDER AUDITOR'S FILE NO. 8411160008; EASEMENT AND THE TERMS AND CONDITIONS DATED JUNE 13, 1991, RECORDED JULY 18, 1991, UNDER AUDITOR'S FILE NO. 9107180066; MATTERS DISCLOSED BY RECORD OF SURVEY FILED JULY 29, 1988 UNDER AUDITOR'S FILE NO. 8807290029.



200103300007  
Skagit County Auditor