

When Recorded Return to:
BRANDON ATKINSON
KATE ATKINSON
17057 Gailee Drive
Burlington WA 98233



200105180113
Skagit County Auditor
5/18/2001 Page 1 of 2 11:46:06AM

Island Title Company
Order No: BE4985 MKP

B18049 ✓

STATUTORY WARRANTY DEED

THE GRANTOR DIANA M. REEHOORN-TILLEY, formerly known DIANA M. REEHOORN, as her separate estate

for and in consideration of Sixty-Two Thousand Five Hundred and 00/100...(\$62,500.00) DOLLARS

in hand paid, conveys and warrants to

BRANDON ATKINSON and KATE ATKINSON, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal Description: Ptn. SW Sec 23, T36N R3E W.M, aka Tract 66 Colony Mountain. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 360323-3-005-0700 P48110
360323-3-005-0700

Subject to: Restrictions, reservations and easements of record.

Dated: May 15, 2001

Diana M Reehorn Tilley 17 May 01
DIANA M REEHOORN-TILLEY Date

40920
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
MAY 18 2001

Amount Paid \$ 956.25
Skagit Co. Treasurer
By man Deputy

STATE OF
COUNTY OF

I certify that I know or have satisfactory evidence that DIANA M REEHOORN-TILLEY the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 17 May 01

Barbara A. Martin

Notary Public in and for the State of Colorado
Residing at 14625 Black Forest Rd. Colorado Springs, CO 80908
My appointment expires: 8 Feb 04

Island Title Company

EXHIBIT 'A'

Description:

Order No: BE4985 MKP

That portion of the Southwest Quarter of the Southwest Quarter of Section 23, Township 36 North, Range 3 East of the Willamette Meridian, Skagit County, Washington, described as follows:

Beginning at a point on the Northerly line of the said Southwest Quarter of the Southwest Quarter, a distance of 20.71 feet on a bearing of North 89°36'28" East, from the Northwest corner of the said Southwest Quarter of the Southwest Quarter; thence continuing along said Northerly line, North 89°36'28" East, 695.29 feet; thence South 36°22'08" East, 189.97 feet; thence South 54°35'00" West, 493.85 feet to an intersection with a curve having a radius of 1110 feet, the center of which curve bears the last described course; thence Northwesterly along said curve to the left, through a central angle of 10°03'00", an arc distance of 194.70 feet; thence North 45°28'00" West, 178.49 feet to a curve to the right having a radius of 2970 feet, the center of which curve bears North 44°32'00" East; thence Northwesterly along said curve to the right through a central angle of 4°16'37", an arc distance of 221.70 feet to the point of beginning.

Also known as Tract 66 of Colony Mountain, an unrecorded survey;

EXCEPT therefrom that portion described as follows:

Commencing at the West Quarter corner of said Section 23; thence South 0°28'18" East along the West line of said Southwest Quarter, a distance of 1310.35 feet to the Northwest corner of the Southwest Quarter of said Southwest Quarter; thence North 89°31'24" East along the North line of said Southwest Quarter of the Southwest Quarter a distance of 81.06 feet to the true point of beginning; thence South 62°41'25" East a distance of 136.52 feet to the beginning of a curve to the left; thence along the arc of said curve to the left, having a radius of 348.36 feet, through a central angle of 54°12'57", an arc distance of 329.64 feet to a point of tangency; thence North 63°05'38" East a distance of 151.44 feet to the North line of said Southwest Quarter of the Southwest Quarter; thence South 89°31'24" West a distance of 573.84 feet to the true point of beginning.

ALSO EXCEPT that portion within County Road right of ways.



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