



200105220059

, Skagit County Auditor

5/22/2001 Page 1 of 1 11:31:29AM

AFTER RECORDING MAIL TO:

GERALD D. KOEGEL, C. SUE KOEGEL  
4416 LINDSEY COURT  
ANACORTES, WA 98221  
A62078

Filed for Record at Request of First American Title of Skagit County

**Statutory Warranty Deed**

FIRST AMERICAN TITLE CO.

A62078 E-1

**THE GRANTOR JOHN R. COX & ASSOCIATES LLC, A WASHINGTON LIMITED LIABILITY COMPANY** for and in consideration of **Ten Dollars and other valuable consideration** in hand paid, conveys and warrants to **GERALD D. KOEGEL and C. SUE KOEGEL, HUSBAND AND WIFE** the following described real estate, situated in the County of **SKAGIT**, State of Washington:

**Lot 2, "PLAT OF PARKSIDE, DIVISION 2"**, according to the plat thereof recorded in Volume 16 of Plats, pages 20 through 22, records of Skagit County, Washington.

Reserving unto Grantor an Easement for ingress, egress and utilities over a portion of Lot 2, Plat of Parkside Division 2 as per plat recorded in Volume 16 of Plats, page 20, records of Skagit County, Washington, described as follows:

**Beginning at the Southwest corner of said Lot 2;**  
**Thence N 01 degrees 23' 27" W 16.00 feet along the Westerly boundary of said Lot 2;**  
**Thence S 88 degrees 36' 33" E 10.00 feet parallel to the Southerly boundary of said Lot 2;**  
**Thence S 63 degrees 19' 06" E 34.00 feet to the Southerly boundary of said Lot 2;**  
**Thence N 88 degrees 36' 33" W 40.00 feet along the Southerly boundary of said Lot 2 to the point of beginning.**

**SUBJECT TO: 2nd Half 2001 Property Taxes, and Paragraphs A through I, inclusive, of Schedule B-1 of First American Title Company's Preliminary Commitment for Title Insur-\* Assessor's Property Tax Parcel Account Number(s): 4644-000-002-0001 R106964 \*ance No. A62078.**

Dated this 16th day of May, 2001.

#40971  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

**JOHN R. COX & ASSOCIATES, LLC**

BY  
**JOHN R. COX, MEMBER**

MAY 22 2001

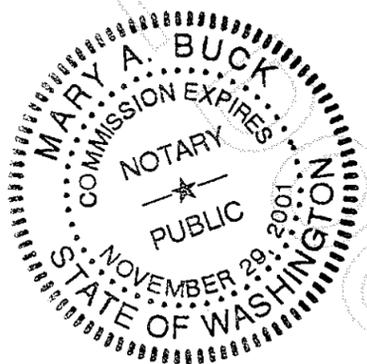
Amount Paid \$ 7607.00  
Skagit County Treasurer  
By: Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} SS

I certify that I know or have satisfactory evidence that **JOHN R. COX** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the **Member** of **JOHN R. COX & ASSOCIATES LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 5-16-01



*[Signature]*

Notary Public in and for the State of Washington  
Residing at Stanwood  
My appointment expires: 11-29-01