

AFTER RECORDING MAIL TO:

Nicole Leger
17313 Bennett Road
Mount Vernon, WA 98273



200105220135

, Skagit County Auditor

5/22/2001 Page 1 of 3 4:07:21PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-96945-E

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

Grantor(s): LeRoy R. Tally, Marjory L. Tally
Grantee(s): Nicole Leger
Abbreviated Legal: a PORTION OF GOV'T LOT 4 IN 12-34-3
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340312-0-042-0011/P21565

THE GRANTOR LEROY R. TALLY and MARJORY L. TALLY, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to NICOLE LEGER, a married woman
the following described real estate, situated in the County of Sskagit, State of Washington:
See Attached Exhibit A

#40992
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAY 22 2001

See Attached Exhibit B

Dated this 22 day of May 2001

By LeRoy R. Tally
LeRoy R. Tally

By Amount Paid \$1055.70
Skagit Co. Treasurer
By Deputy

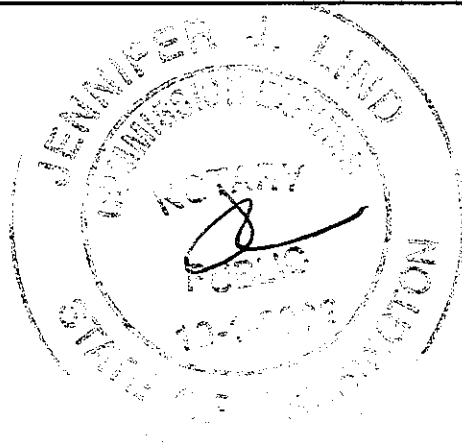
By Marjory L. Tally
Marjory L. Tally

By _____

STATE OF Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence that LeRoy R. Tally and Marjory L. Tally
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: May 22, 2001



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

Exhibit A

Beginning at the Northeast corner of Government Lot 4 in Section 12, Township 34 North, Range 3 East, W.M.;
thence South 89 degrees 19'32" West along the North line of said Government Lot 4, a distance of 65.40 feet to the Northwesterly margin of a 40 foot County road;
thence South 42 degrees 39'02" West along said Northwesterly line of County road, a distance of 27.80 feet to the true point of beginning;
thence continuing South 42 degrees 39'02" West along said County road margin a distance of 130.57 feet to the intersection of a chain link fence bearing North 69 degrees 01'57" West;
thence North 69 degrees 01'57" West along said fence a distance of 85.24 feet to a 2-inch diameter steel fence post;
thence South 23 degrees 13'03" West a distance of 12.70 feet to a 2-inch steel fence post;
thence North 70 degrees 38'30" West a distance of 88.43 feet to a fence corner post having fences running Northerly, Southerly and Easterly;
thence North 18 degrees 23'55" East along a wire fence a distance of 53.11 feet to the intersection with a wire fence bearing Easterly and Westerly;
thence South 89 degrees 24'08" East along said wire fence, a distance of 239.75 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO: MATTER DISCLOSED BY RECORD OF SURVEY FILED DECEMBER 30, 1994, UNDER AUDITOR'S FILE NO. 9412300158; MATTERS DISCLOSED BY RECORD OF SURVEY FILED APRIL 10, 1995, UNDER AUDITOR'S FILE NO. 9504100050; LOT CERTIFICATION AND THE TERMS AND CONDITIONS RECORDED AUGUST 23, 1996, UNDER AUDITOR'S FILE NO. 9608230040.



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, Skagit County Auditor