

UNRECORDED



200106130091  
Skagit County Auditor

6/13/2001 Page 1 of 3 3:03:25PM

After Recording Return To:  
James A. Cook, Jr.  
26135 Minkler Rd.  
Sedro-Woolley, WA 98284

**DOCUMENT TITLE:** STATUTORY WARRANTY DEED  
**GRANTORS:** COOK, JAMES A., Jr., and COOK, TERRI E.  
**GRANTEES:** ELK PROPERTIES, LLC  
**LEGAL DESC.:** A: Ptn of Lots 1 and 2, Skagit County Short Plat No. 91-070  
 B: Lots 1 and 4, Skagit County Short Plat No. 91-104  
 C: Lots 2, 3, 4, 7 and 8 of "PLAT OF EAGLE HILL"  
 D: Lots 1 through 4 of Skagit County Short Plat No. 99-0017  
 E: Lots 1 through 6 of Skagit County Short Plat No. 96-032  
 F: Lots 1 through 12 and Tract A of "PLAT OF WESTPARK"

**TAX PARCEL NOS.:** A: 350808-4-001-0509 (P100927)  
 B: 350809-4-003-0100 (P100929)  
 350809-4-003-0800 (P108825)  
 C: 4660-000-002-0000 (P108402)  
 4660-000-003-0000 (P108403)  
 4660-000-004-0000 (P108404)  
 4660-000-007-0000 (P108407)  
 4660-000-008-0000 (P108408)  
 D: 350809-0-004-0404 (P104579)  
 E: 350710-4-002-0000 (P42398)  
 350710-4-002-0400 (P116218)  
 350710-4-002-0500 (P116219)  
 350710-4-002-0600 (P116220)  
 350710-4-002-0700 (P116221)  
 350710-4-002-0800 (P116222)  
 F: 350617-2-008-0002

41382  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

JUN 13 2001

Amount Paid \$ 22613.40  
Skagit County Treasurer  
By: *yn am* Deputy

**STATUTORY WARRANTY DEED**

The Grantor, JAMES A. COOK, JR., and TERRI E. COOK, husband and wife, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby grant, convey and warrant to ELK PROPERTIES, a Washington Limited Liability Company, the following described real estate, together with all after acquired title of the grantor therein:

**A:**  
Lot 1 of Skagit County Short Plat No. 91-070, as per plat recorded in Volume 11, page 60, records of Skagit County, Washington, under Skagit County Auditor's File No. 9402110126,

Less that portion of Lot 1, Skagit County Short Plat No. 91-070, described as p. 1 of 3 - Statutory Warranty Deed

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follows:

Beginning at the northwest corner of Lot 1; thence S 00°26'59"E along the west line of said Lot 1, a distance of 293.71 feet; thence N 88°21'53"E, a distance of 292.80 feet to the midpoint of the east line of said Lot 1; thence N 00°26'59"W along said east line, a distance of 274.23 feet to the northeast corner of said Lot 1; thence N 87°49'32"W along the north line of said Lot 1; a distance of 293.04 feet to the point of beginning.

Together with that portion of Lot 2, Skagit County Short Plat No. 91-070, described as follows:

Beginning at the southeast corner of said Lot 2; thence N 00°26'59"W along the east line of said Lot 2, a distance of 253.37 feet; thence S 88°21'53"W, a distance of 313.60 feet to the midpoint of the west line of said Lot 2; thence S 00°26'59"E along said west line, a distance of 274.23 feet to the southwest corner of said Lot 2; thence N 84°33'55"E along the south line of said Lot 2; a distance of 314.72 feet to the point of beginning.

Together with a non-exclusive easement for ingress, egress and utilities over, under and through the west 30 feet of the south 30 feet of Lot 3 of said Short Plat No. 91-070.

**B.**

Lot 1 of Skagit County Short Plat No. 91-104, as per plat recorded under Skagit County Auditor's File No. 9410120004, records of Skagit County, Washington.

Lot 4 of Skagit County Short Plat No. 91-104, as per plat recorded under Skagit County Auditor's File No. 9410120004, records of Skagit County, Washington, less that portion of Lot 4 included within the boundaries of Skagit County Short Plat No. 99-017, as per plat recorded under Skagit County Auditor's File No. 200103120137.

**C:**

Lots 2, 3, 4, 7 and 8 of "PLAT OF EAGLE HILL", as per plat recorded in Volume 16 of Plats, pages 67 and 68, records of Skagit County, Washington.

**D:**

Lots 1 through 4 of Skagit County Short Plat No. 99-0017, as per plat recorded under Skagit County Auditor's File No. 200103120137, records of Skagit County, Washington.

**E:**

Lots 1 through 6 of Skagit County Short Plat No. 96-032, as per plat recorded under Skagit County Auditor's File No. 199912070056, records of Skagit County, Washington.

**F:**

Lots 1 through 12 and Tract A of "PLAT OF WESTPARK", as per plat recorded



under Skagit County Auditor's File No. 200105310140, records of Skagit County, Washington.

Dated this 13 day of June, 2001.

James A. Cook, Jr.  
JAMES A. COOK, JR.

TERRI E. COOK  
TERRI E. COOK



STATE OF WASHINGTON )  
 ) ss.  
County of Skagit )

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

Witness my hand and official seal this 13<sup>th</sup> day of June, 2001.

Peggy A. Brown  
NOTARY PUBLIC in and for the State of  
Washington, residing at Burlington  
My appointment expires 4-1-03.

DOCUMENT

