



200107310225

, Skagit County Auditor

7/31/2001 Page 1 of 1 1:42:01PM

AFTER RECORDING MAIL TO:

Name **DANIEL R. GERHARD, LYNNETTE L. GERHARD**
Address **338 S. LEWIS STREET**
City, State, Zip **MONROE, WA 98272**
B65598

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

FIRST AMERICAN TITLE CO.

B65598 E-1

Statutory Warranty Deed

ORIGINAL

THE GRANTOR NOOKACHAMP HILLS LLC, a Washington Limited Liability Company for and in consideration of **Ten Dollars and other valuable consideration** in hand paid, conveys and warrants to **DANIEL R. GERHARD and LYNNETTE L. GERHARD, Husband and Wife** the following described real estate, situated in the County of **SKAGIT**, State of Washington:

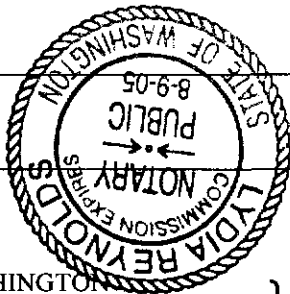
Lot 56, "NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I", as filed in Volume 17 of Plats, pages 26-31, records of Skagit County, Washington.

TOGETHER WITH: That certain easement for ingress and egress across a portion of Lots 51 and 55 in the Plat of Nookachamp Hills Planned Unit Development Phase 1 as recorded under auditors file number 9811020154, volume 17 of plats, pages 26 through 31, records of Skagit County Washington, being in a portion of the Northeast Quarter of Section 36 Township 34 North Range 4 East, WM described as follows:

Beginning at the Southeast corner of said Lot 55; Thence South 83 degrees 35' 4 0" West along the South line of said Lot 55, a distance of 20.13 feet; Thence South 12 degrees 02' 56" East 35.84 feet; Thence South 14 degrees 53' 06" East 87.71 feet to the right of way line of Kokanee Court as shown on said plat; Thence Northeasterly along said line through a non tangent curve concave to the Southeast whose radius point bears South 27 degrees 23' 02" East a distance of 50.0 feet through a central angle of 23 degrees 04' 26" an arc distance of 20.14 feet to the Southeast corner of lot 51 of said plat; Thence North 14 degrees 04' 52" West 120.21 feet to the point of beginning. Together with the east 20.0 feet of said Lot 55.

SUBJECT TO: Paragraphs A through V, inclusive of Schedule B-1 of First American Title Company's Preliminary Commitment for Title Insurance No. B65598; 2nd Half 2001 Property Taxes.

Assessor's Property Tax Parcel Account Number(s): 4722-000-056-0000, R113897

Dated this 27th day of July, 2001.

NOOKACHAMP HILLS LLC

BY: Dan R. Mitzel, MANAGING MEMBERSTATE OF WASHINGTON
COUNTY OF Skagit

} ss

I certify that I know or have satisfactory evidence that **Dan R. Mitzel** 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 **Managing Member** of **NOOKACHAMP HILLS LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: July 27th, 2001

42177
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUL 31 2001

Amount Paid \$ 1086.30
Skagit County Treasurer
By: [Signature] Deputy

Lydia Reynolds

[Signature]
Notary Public in and for the State of Washington
Residing at Mount Vernon

My appointment expires: August 9, 2005