



200109250061
Skagit County Auditor

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AFTER RECORDING MAIL TO:

EDWARD PEARSON, KATHLEEN PEARSON
15087 HIGHWAY 10
ELLENSBURG, WA 98926
00065947

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

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

65947 E-1

THE GRANTOR DENNIS EDMONDS and DIANNE GODDARD, HUSBAND AND WIFE for and in consideration of Ten Dollars and other valuable consideration, as Part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to EDWARD PEARSON and KATHLEEN PEARSON, HUSBAND AND WIFE the following described real estate, situated in the County of SKAGIT, State of Washington:

See Exhibit A attached hereto and made a part hereof.

Subject to Paragraphs A-D of Schedule B-1 of First American Title Company's preliminary commitment no. 01-65947.

43058
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

SEP 25 2001

Amount Paid \$ 298350
By: Skagit County Treasurer Deputy

Assessor's Property Tax Parcel Account Number(s): 350332-4-012-0200 P112991, 350332-4-005-0005 P35275

Dated September 18, 2001.

DENNIS EDMONDS

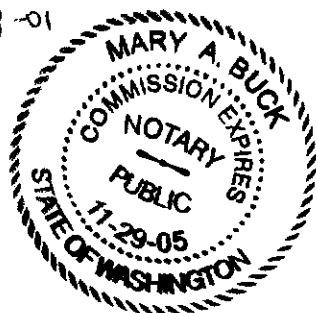
DIANNE GODDARD

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss

I certify that I know or have satisfactory evidence that DENNIS EDMONDS and DIANNE GODDARD are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-18-01



[Signature]

Notary Public in and for the State of Washington

Residing at Mount Vernon, WA

My appointment expires: 12/15/2001 11-29-05

Schedule "C"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of the above described subdivision; thence North 89 degrees 02' 39" East, 508.70 feet along the North line of said subdivision to the Northwest corner of Lot A, Skagit County Short Plat No. 96-011, approved July 3, 1996, and recorded July 16, 1996, in Volume 12 of Short Plats, Page 122, records of Skagit County, Washington; thence South 0 degrees 43' 48" East, 416.38 feet along the Westerly line of said Lot A; thence South 89 degrees 02' 39" West, 507.17 feet parallel with the North line of said subdivision to the West line of said East 1/2 of the Southwest 1/4 of the Southeast 1/4; thence North 0 degrees 56' 26" West, 416.37 feet along said West line to the point of beginning.

TOGETHER WITH a 20.00 foot wide easement for ingress, egress and utilities over, under and across a portion of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 35 North, Range 3 East, W.M., being 10.00 feet on left and right of the following described centerline:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 32, (South quarter corner); thence North 88 degrees 57' 35" East, 1128.13 feet along the South line of said Southeast 1/4 to the true point of beginning of said line description; thence North 0 degrees 32' 38" West, 293.84 feet; thence North 6 degrees 45' 14" East, 174.66 feet to a point of curvature; thence along the arc of said curve to the right having a radius of 100.00 feet through a central angle of 38 degrees 17' 32", an arc distance of 66.83 feet to a point of reverse curvature; thence along the arc of said curve to the left having a radius of 100.00 feet through a central angle of 85 degrees 27' 31", an arc distance of 149.15 feet to a point of reverse curvature; thence along the arc of said curve to the right having a radius of 100.00 feet through a central angle of 39 degrees 40' 57", an arc distance of 69.26 feet to a point of tangency; thence North 0 degrees 43' 48" West, 177.00 feet parallel with and 10.00 feet Westerly (as measured perpendicular) of the Westerly line of Lot A, Skagit County Short Plat No. 96-011, approved July 3, 1996, and recorded July 16, 1996, in Volume 12 of Short Plats, Page 122, records of Skagit County, to the South line of the above described Boundary Line Adjustment Parcel and being the terminus of said centerline.

EXCEPT road.

(Side lines of said 20.00 foot wide easement are to be lengthened or shortened as necessary to conform to the parcel boundaries.)



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Schedule "C" - continued

Commitment No. 00065947

Parcel "B":

The South 1/2 of the South 1/2 of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 32, Township 35 North, Range 3 East, W.M.



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