

AFTER RECORDING MAIL TO:

Lyle W. Gerrits
202 N. 8th Street
Mount Vernon, WA 98273



200109250072

, Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-98341-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): David C. Hasselberg, Karen M. Hasselberg
Grantee(s): Lyle W. Gerrits, Deborah L. Clough
Abbreviated Legal: Ptn. NE 1/4 of SW 1/4 & of NW 1/4 of SE 1/4, 22-36-3 EWM
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 360322-3-001-0200/P117483, 360322-4-002-0200/P177488,
360322-3-001-0300/P117489

THE GRANTOR DAVID C. HASSELBERG and KAREN M. HASSELBERG, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to LYLE W. GERRITS and DEBORAH L. CLOUGH, both
single individuals
the following described real estate, situated in the County of Skagit, State of Washington:
See Attached Exhibit A

43063
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

SEP 25 2001

See Attached Exhibit B

Dated this 19th day of September, 2001

By David C. Hasselberg
David C. Hasselberg

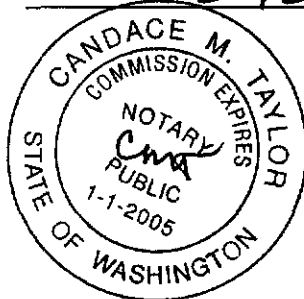
By Karen M. Hasselberg
Karen M. Hasselberg

STATE OF WASHINGTON }
County of SKAGIT } SS:

Amount Paid \$2142.00
Skagit County Treasurer
By: hp Deputy

I certify that I know or have satisfactory evidence that DAVID C. HASSELBERG and KAREN M. HASSELBERG 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: SEPTEMBER 20, 2001



Candace M. Taylor
Candace M. Taylor
Notary Public in and for the State of WASHINGTON
Residing at MOUNT VERNON
My appointment expires: 1/01/2005

Exhibit A

That portion of the Northwest 1/4 of the Southeast 1/4 and of the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest 1/4 of the Southeast 1/4 (center of Section 22);
thence South 89 degrees 34'13" East 1,331.33 feet along the North line of said Northwest 1/4 of the Southeast 1/4 to the Northeast corner of said Northwest 1/4 of the Southeast 1/4;
thence South 45 degrees 36'24" West 878.00 feet on a line run between the Northeast corner of said Northwest 1/4 of the Southeast 1/4 to the Southwest corner of said Northwest 1/4 of the Southeast 1/4, being the Southeasterly line of that certain Parcel "A" described on Quit Claim Deed to Gail M. Anderson, Kim T. Zackariasen and David C. Hasselberg, recorded under Skagit County Auditor's File No. 9808260087 to the true point of beginning;
thence North 44 degrees 23'36" West 300.00 feet;
thence South 45 degrees 36'24" West 770.08 feet to the toe of the hill which defines the uplands to the Northeast, identified on Skagit County Comprehensive Plan dated November 1, 1999, as Rural Reserve (RRV) and the lowlands to the Southwest, identified on Skagit County Comprehensive Plan dated November 1, 1999, as Natural Resource Land (AG-HRL) Agriculture-NRL;
thence along said toe of the hill, also being the land use boundary line as follows:
thence North 43 degrees 35'15" West 122.06 feet;
thence North 56 degrees 04'10" West 27.82 feet;
thence North 66 degrees 52'17" West 74.69 feet;
thence North 43 degrees 23'01" West 49.86 feet;
thence North 12 degrees 45'24" West 137.84 feet;
thence North 7 degrees 52'52" East 41.42 feet;
thence North 41 degrees 08'40" West 59.17 feet;
thence North 76 degrees 34'16" West 57.00 feet;
thence North 80 degrees 10'05" West 20.15 feet;
thence North 30 degrees 36'18" West 40.69 feet;
thence North 64 degrees 26'26" West 64.64 feet;
thence North 81 degrees 20'36" West 76.90 feet;
thence North 19 degrees 08'20" West 72.80 feet;
thence North 64 degrees 30'34" East 74.20 feet;
thence North 23 degrees 37'20" West 46.76 feet, more or less, to the Northwesterly line of that certain Parcel "B" described on Quit Claim Deed to Gail M. Anderson, Kim T. Zackariasen and David C. Hasselberg, recorded under Skagit County Auditor's File No. 9808260087 and being more particularly shown on that certain record of survey map recorded in Volume 20 of Surveys, pages 141-142, records of Skagit County and bearing South 58 degrees 49'33" West from said Northwest corner of the Northwest 1/4 of the Southeast 1/4;
thence South 58 degrees 49'33" West along said Northwesterly line 604.84 feet, more or less, to the top of the Northeasterly bank of McElroy's Slough;
thence along the said top of the Northeasterly bank of McElroy's Slough, more or less, as follows:
South 11 degrees 00'06" East 14.09 feet;
thence South 41 degrees 17'10" East 68.30 feet;
thence South 33 degrees 34'13" East 98.23 feet;
thence South 50 degrees 33'59" East 76.26 feet;
thence South 72 degrees 59'25" East 75.78 feet;
thence South 76 degrees 37'45" East 47.24 feet;
thence South 63 degrees 32'47" East 33.27 feet;
thence South 61 degrees 09'58" East 99.16 feet;
thence South 56 degrees 47'35" East 93.66 feet;
thence South 17 degrees 56'27" East 92.76 feet;
thence South 11 degrees 56'27" East 138.04 feet;
thence South 59 degrees 50'33" East 56.80 feet;
thence South 80 degrees 51'36" East 50.10 feet;
thence North 69 degrees 51'28" East 65.02 feet;
thence North 58 degrees 50'35" East 50.98 feet;
thence North 79 degrees 17'22" East 39.80 feet;
thence North 69 degrees 29'22" East 57.13 feet;
thence North 64 degrees 52'52" East 63.17 feet;
thence North 65 degrees 02'10" East 42.88 feet;
thence North 77 degrees 01'49" East 39.06 feet;
thence North 88 degrees 43'14" East 65.33 feet;
thence South 71 degrees 39'32" East 36.97 feet, more or less, to the West line of said Northwest 1/4 of Southeast 1/4;
thence South 0 degrees 25'37" East along said West line 167.76 feet, more or less, to the North line of that certain tract conveyed to Wendell P. Morrison by deed dated December 16, 1925, and recorded January 11, 1926, in Volume 138 of Deeds, page 445, records of Skagit County, Washington;
thence North 89 degrees 34'23" East along said North line of the Morrison tract parallel with the South line of said Northwest 1/4 of the Southeast 1/4, 16.69 feet,



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more or less, to said Southeasterly line of Parcel "A" Auditor's File No. 9808260087 at a point bearing South 45 degrees 36'24" West from the true point of beginning; thence North 45 degrees 36'24" East along said Southeasterly line 948.32 feet, more or less, to the true point of beginning;

SUBJECT TO and TOGETHER WITH a 60.00-foot wide non-exclusive mutually beneficial easement for ingress, egress and utilities described as follows:

A 60.00-foot wide easement for ingress, egress and utilities over, under and across a portion of the Northwest 1/4 of the Southeast 1/4 and a portion of the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 36 North, Range 3 East, W.M., said easement being 30.00 feet right and 30.00 feet left of the following described centerline:

Beginning at the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 22 (center of section);
thence South 0 degrees 25'37" East 1,303.90 feet along the West line of said Northwest 1/4 of the Southeast 1/4 to the Southwest corner of said Northwest 1/4 of the Southeast 1/4 of Section;
thence North 45 degrees 36'24" East 248.72 feet along a line run from said Southwest corner of the Northwest 1/4 of the Southeast 1/4 to the Northeast corner of said Northwest 1/4 of the Southeast 1/4 to the true point of beginning;
thence North 19 degrees 09'39" West 8.36 feet;
thence North 29 degrees 22'51" West 263.33 feet;
thence North 40 degrees 28'05" West 218.24 feet;
thence North 34 degrees 00'24" West 232.82 feet;
thence North 56 degrees 13'26" West 70.68 feet;
thence North 73 degrees 49'42" West 267.96 feet;
thence North 61 degrees 15'34" West 48.63 feet;
thence North 27 degrees 37'35" West 41 feet, more or less, to the Northeasterly line of that certain Parcel B described in Quit Claim Deed to Gail Marine Andersen, Kim T. Zackariasen and David C. Hasselberg, recorded under Skagit County Auditor's File No. 9808260087 and being the terminus of said centerline.

Situate in the County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO: Rights to take water and easement for water pipe line as set forth in instrument recorded September 26, 1888 in Volume 6 of Deeds, page 589 and in instrument recorded August 26, 1904, in Volume 54 of Deeds, page 500; Easement for ingress and egress recorded August 25, 1931, in Volume 158 of Deeds, page 316; Easement recorded September 2, 1998, under Auditor's File No. 9809020069; Easement recorded December 27, 2000, under Auditor's File No. 200012270032; Aerobic Treatment Unit Service Agreement recorded September 24, 2001, under Auditor's File No. 200109240138. Grantees herein agree to continue farm and agricultural tax classification pursuant to notice recorded January 18, 2001, under Auditor's File Nos. 200101180020 and 200101180021 and subject to provisions of RCW 84.34.



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