

When Recorded Return to:
CHRIS GARLINGHOUSE
22855 Coyote Lane
Mount Vernon, WA 98274



200110160057
Skagit County Auditor
10/16/2001 Page 1 of 3 11:47:38AM

Island Title Company
Order No: BE5118 MJJ
B18838✓

STATUTORY WARRANTY DEED

THE GRANTOR RETA JEAN WOODWARD, a single individual

for and in consideration of Two Hundred Forty-Five Thousand and 00/100...(\$245,000.00)
DOLLARS in hand paid, conveys and warrants to CHRIS GARLINGHOUSE, a single individual

the following described real estate, situated in the County of Skagit, State of Washington:

**Lot 4, SP#95-019, being a portion of the East Half of the Northeast Quarter of Section 26,
Township 33 North, Range 4 East of the Willamette Meridian as more fully described in
Exhibit "A" which is attached hereto and made a part hereof.**

Tax Account No. : 330426-1-001-0103 P17330 and 330426-1-001-0300 P111678

Subject to: Restrictions, reservations and easements of record and Skagit County Right To
Farm Ordinance as described below:

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and
forestry operations. If your real property is located near an agriculture or forestry operation, you may be
subject to inconvenience or discomfort arising from such operations, including but not limited to, noise,
odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any
24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments,
and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or
discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for
purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: October 11, 2001

Reta Jean Woodward
RETA JEAN WOODWARD

#43410
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

[OCT 16 2001

Amount Paid \$ 3,748.50
Skagit County Treasurer
By: [Signature] Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that RETA JEAN WOODWARD the person(s) who appeared
before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and
voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: October 12, 2001

Marcia J. Jennings
Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2004

Island Title Company

EXHIBIT 'A'

Description:

Order No: BE5118 MJJ

PARCEL A:

Lot 4, Short Plat No. 95-019, approved August 2, 1996, recorded August 22, 1996, in Book 12 of Short Plats, pages 134 and 135, under Auditor's File No. 9608220061, records of Skagit County, Washington, and amended by affidavit recorded October 24, 1996 under Auditor's File No. 9610240051, records of Skagit County, Washington, and being a portion of the East Half of the Northeast Quarter of Section 26 and of the Southwest Quarter of the Northwest Quarter of Section 25, Township 33 North, Range 4 East of the Willamette Meridian,

TOGETHER WITH those portions of Lot 3, of said Short Plat No. 95-019, described as follows:

1. Beginning at the Northwest corner of said Lot 3;
Thence South $00^{\circ}39'36''$ East, along the West line of said Lot 3, to which an intersection with an existing fence as shown on the face of said Short Plat;
Thence Southeasterly along said existing fence, to its intersection with the West line of Lot 4 of said Short Plat;
Thence North $01^{\circ}14'02''$ West, along the West line of said Lot 4, to the Northwest corner thereof;
Thence North $88^{\circ}45'58''$ East a distance of 466.69 feet to the Northeast corner of said Lot 4;
Thence South $01^{\circ}14'02''$ East a distance of 442.52 feet to the Southeast corner of said Lot 4;
Thence North $88^{\circ}45'58''$ East, along the Easterly extension of the South line of said Lot 4, to the East line of said Lot 3;
Thence North $00^{\circ}40'05''$ West, along the East line of said Lot 3, to the Northeast corner thereof;
Thence South $87^{\circ}02'04''$ West, along the North line of said Lot 3, a distance of 1,303.96 feet to the point of beginning.

2. Beginning at the most Northerly Southeast corner of said Lot 4 of said Short Plat No. 95-019;
Thence South $88^{\circ}45'58''$ West, along the South line of said Lot 4, a distance of 197.10 feet;
Thence South $17^{\circ}34'29''$ West a distance of 427.66 feet to the true point of beginning;
Thence continuing South $17^{\circ}34'29''$ West a distance of 124.80 feet to the North margin of State Highway No. 534;
Thence North $46^{\circ}43'45''$ West, along said North margin, a distance of 61.97 feet;
Thence Northeasterly along a non-tangent curve concave to the Northwest whose radius point bears North $43^{\circ}16'15''$ East a distance of 25.00 feet through a central angle of $115^{\circ}41'46''$ an arc length of 50.48 feet;
Thence North $17^{\circ}34'29''$ East a distance of 115.68 feet;
Thence Southeasterly along a non-tangent curve concave to the Northeast whose radius point bears South $72^{\circ}25'31''$ East a distance of 50.00 feet through a central angle of $47^{\circ}59'28''$ an arc length of 41.88 feet;
Thence South $30^{\circ}25'00''$ East a distance of 4.68 feet to the true point of beginning;

EXCEPT that portion of said Lot 4, Short Plat No. 95-019, described as follows:

Beginning at the Southwest corner of said Lot 4;
Thence North $01^{\circ}14'02''$ West, along the West line of said Lot 4, to an intersection with the most Southerly "existing fence" as shown on the face of said Short Plat;
Thence Southeasterly, along said existing fence, to its intersection with the South line of said Lot 4;
Thence South $88^{\circ}45'58''$ West, along said South line, to the point of beginning



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ALSO EXCEPT that portion of said Lot 4, Short Plat No. 95-019, described as follows:

Beginning at the most Northerly Southeast corner of said Lot 4;
Thence South $88^{\circ}45'58''$ West, along the South line of said Lot 4, a distance of 197.10 feet;
Thence South $17^{\circ}34'29''$ West a distance of 387.38 feet to the true point of beginning;
Thence Southwesterly along the arc of a curve to the left with a radius of 30.00 feet through a central angle of $47^{\circ}59'28''$ an arc distance of 25.13 feet;
Thence South $30^{\circ}25'00''$ East a distance of 168.13 feet;
Thence South $69^{\circ}57'49''$ West a distance of 20.34 feet;
Thence North $30^{\circ}25'00''$ West a distance of 159.80 feet;
Thence North $17^{\circ}34'29''$ East a distance of 40.28 feet to the true point of beginning.

PARCEL B:

An easement for ingress, egress, and utilities over, under and across a strip of land 20 feet in width more particularly described as follows:

That portion of Lot 3, Short Plat No. 95-019, approved August 2, 1996, recorded August 22, 1996, in Book 12 of Short Plats, pages 134 and 135, under Auditor's File No. 9608220061, records of Skagit County, Washington, and being a portion of the East Half of the Northeast Quarter of Section 26 and of the Southwest Quarter of the Northwest Quarter of Section 25, Township 33 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the most Northerly Southeast corner of Lot 4 of said Short Plat No. 95-019;
Thence South $88^{\circ}45'58''$ West along the South line of said Lot 4, a distance of 197.10 feet;
Thence South $17^{\circ}34'29''$ West a distance of 427.66 feet to the true point of beginning;
Thence North $30^{\circ}25'00''$ West a distance of 26.92 feet;
Thence North $17^{\circ}34'29''$ East a distance of 26.93 feet;
Thence South $30^{\circ}25'00''$ East a distance of 26.92 feet;
Thence South $17^{\circ}34'29''$ West a distance of 26.93 feet to the true point of beginning.

ALL Situated in Skagit County, Washington.

