



200110190103
Skagit County Auditor

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AFTER RECORDING MAIL TO:

JAMES J. SULLIVAN, MARGARET K. SULLIVAN
P. O. BOX 9310
SEATTLE, WA 98109
00066635

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

Statutory Warranty Deed FIRST AMERICAN TITLE CO.
66635 E-2

THE GRANTOR COMMERCIAL EXCAVATING CO., A Washington Corporation which acquired title as COMMERCIAL EXCAVATING COMPANY, A Washington Corporation for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to JAMES J. SULLIVAN and MARGARET K. SULLIVAN, Trustee of the JAMES J. SULLIVAN and MARGARET K. SULLIVAN LIVING TRUST dated December 19, 2000, the following described real estate, situated in the County of SKAGIT, State of Washington:

An undivided 1/2 interest in the East 1/2 of the South 20 acres of the following described tract:

The West 1/2 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., EXCEPT road rights-of-way, AND ALSO EXCEPT that certain 70 foot wide strip of land conveyed to the City of Mount Vernon for road purposes, by Deed dated May 12, 1933 and recorded July 22, 1933 under Auditor's File No. 257121 in Volume 163 of Deeds, page 33, records of Skagit County, Washington.

TOGETHER WITH: See Exhibit "A" attached hereto and by this reference made a part hereof.

SUBJECT TO: PARAGRAPH A OF SCHEDULE B-1 OF FIRST AMERICAN TITLE COMPANY'S PRELIMINARY COMMITMENT FOR TITLE INSURANCE NO. 66635.

Assessor's Property Tax Parcel Account Number(s): 340428-3-010-0006 P28037

Dated this 19th day of October, 2001.

#434101

SKAGIT COUNTY WASHINGTON COMMERCIAL EXCAVATING COMPANY
REAL ESTATE EXCISE TAX

BY: FAUSTINO CECOTTI, IT'S PRESIDENT

OCT 19 2001

Faustino Cecotti pres

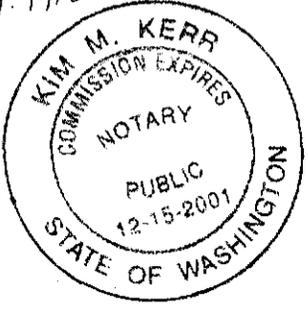
Amount Paid 387.50
Skagit Co. Treasurer

By *BB* Deputy
} ss

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that FAUSTINO CECOTTI is/are the persons who appeared before me, and said persons acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the PRESIDENT of COMMERCIAL EXCAVATING CO. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: Oct. 19, 2001



Kim M. Kerr

Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 12-15-2001

EXHIBIT "A"

"TOGETHER WITH a non-exclusive easement for ingress and egress, roadway and utilities, over, under and across a tract of land 60 feet in width lying 30 feet on each side of the following described centerline, all being in the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., the centerline of said tract being more particularly described as follows:

Commencing at a concrete monument at the intersection of Crosby Drive and Cedar Hills Drive, as shown on the Plat of Cedar Hills No. 3, as recorded in Volume 9 of Plats, at pages 36 and 37, records of Skagit County, Washington; thence South 1 degree 17'17" West along the centerline of Cedar Hill Drive a distance of 150.11 feet to the South line of said Plat, being also the true point of beginning; thence continue South 1 degree 17'17" West, a distance of 49.89 feet to the beginning of a curve to the right; thence along the arc of said curve having a radius of 875.00 feet through a central angle of 14 degrees 59'43", an arc distance of 229.00 feet to a point of compound curvature to the right; thence along the arc of said curve to the right having a radius of 325.00 feet through a central angle of 57 degrees 08'00", an arc distance of 324.08 feet to the point of reverse curvature to the left; thence along the arc of said curve to the left having a radius of 452.76 feet through a central angle of 43 degrees 08'22", an arc distance of 340.90 feet to the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 28, said Northeast corner being the terminus of said centerline;

EXCEPT that portion thereof lying Southerly of the North line of the South 20 acres of the Southwest 1/4 of the Southwest 1/4 of said Section 28.



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UNOFFICIAL DOCUMENT