2

When Recorded Return to:
RODNEY M. CANN
MELINDA CANN
13078 Beaver Lake Road
Mount Vernon WA 98273

200111210144
, Skagit County Auditor
11/21/2001 Page 1 of 2 3:35:52PM

Island Title Company
Order No: BE5503 MKP
B18994

STATUTORY WARRANTY DEED

THE GRANTOR CECELIA M. MCDONALD, a single woman, as her separate estate

for and in consideration of One Hundred Forty-Four Thousand and 00/100...($144,000.00) DOLLARS

in hand paid, conveys and warrants to

RODNEY M. CANN and MELINDA CANN, husband and wife

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

Abbrevaited legal description: Ptn. LG 1, Sec. 12, T34N. R4E. W.M. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 340412-0-036-0000 P24589

Subject to: Restrictions, reservations and easements of record.

Dated: November 19, 2001

Cecelia M. McDonald 11-20-01
CECELIA M. MCDONALD / Date

MARCIE K. PALECK
COMMISSION EXPIRES
NOTARY
PUBLIC
10-15-04
STATE OF WASHINGTON

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that CECELIA M. MCDONALD 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: November 20 2001

Marcie K Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2004

43963
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

NOV 21 2001

Amount Paid $2203.20
Skagit County Treasurer
By: Deputy

LPB No. 10

UNOFFICIAL DOCUMENT

Island Title Company

EXHIBIT 'A'

Description: **Order No:** BE5503 MKP

That portion of Government Lot 1 in Section 12, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 7.44 chains East and 4.32 chains South of the Northwest corner of said Government Lot 1, said point being at the intersection of the Southerly boundary of a County road known as the Clear Lake and Beaver Road as it existed March 16, 1964 and the Easterly line of the right of way of the Puget Sound and Cascade Railway Company right of way;
Thence along the County road South 27.5° East a distance of 138 feet to the true point of beginning of this description;
Thence continue South 27.5° East along said County road 230 feet;
Thence West to the Easterly line of the Puget Sound and Cascade Railway right of way;
Thence North 17.5° East along said right of way to a point which bears South 63° West from the true point of beginning;
Thence North 63° East to the true point of beginning.

Situated in Skagit County, Washington.

UNOFFICIAL DOCUMENT