



200112030237  
Skagit County Auditor  
12/3/2001 Page 1 of 3 3:28PM

AFTER RECORDING MAIL TO:

M. James Kjeldson  
14876 Summers Lane  
Mt. Vernon, WA 98273

Escrow No: 20261VW Tax ID No: 33030900150002P15560  
Brief Legal Description: Section 9, Township 33, Range 3; Pm. SW-NE aka Ptn. Tract 2, short Plat #20-78  
Full Legal on page: EXHIBIT A

FIRST AMERICAN TITLE CO.  
67120-1

**Statutory Warranty Deed**

THE GRANTOR Paul N. Luvera III, a single person for and in consideration of Ten dollars and other good and valuable consideration in hand paid, conveys and warrants to M. James Kjeldson and Linda M. Kjeldson, husband and wife the following described real estate, situated in the County of SKAGIT, State of Washington:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND BY THIS REFERENCE MADE A PART HEREOF.  
SUBJECT TO: EASEMENTS, ENCUMBRANCES, RESERVATIONS AND RESTRICTIONS AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

44106  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

DEC 03 2001

Amount Paid \$4161.60  
Skagit County Treasurer  
By: *[Signature]* Deput

Assessor's Property Tax Parcel Account Number(s):  
33030900150002P15560

Dated this November 28, 2001

*[Signature: Paul N. Luvera III]*  
Paul N. Luvera III

STATE OF WASHINGTON } ss  
COUNTY OF KING

I certify that I know or have satisfactory evidence that Paul N. Luvera III is the person who appeared before me, and said person acknowledged that HE signed this instrument and acknowledged it to be HIS free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/29/01

*[Signature: Notary Public]*  
Notary Public in and for the State of Washington  
Residing at MERCER ISLAND  
My appointment expires: 4.10.05

Exhibit A

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 Lot 2, Short Plat No. 20-78, Section 9, Township 33 North, Range 3 East, W.M., approved on June 6, 1978 and recorded under Auditor's File No. 880922, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Southeast corner of Government Lot 9 of said Section 9; thence North 89 degrees 45'03" West along the South line of said Government Lot 9, 495.06 feet to the true point of beginning; thence continue along said South line 23.41 feet to the Northerly line of the County Road; thence North 47 degrees 54'43" West 323.55 feet; thence South 42 degrees 05'17" West 50 feet; thence North 47 degrees 54'43" West 72.87 feet to the Southeast corner of a tract of land conveyed to Daniel Denny and Amy Denny by deed recorded December 13, 1982 under Auditor's File No. 8212130007; (said tract also shown as Parcel "B" of Survey recorded June 25, 1992 under Auditor's File No. 9206250056 in Volume 13 of Surveys, page 10); thence North 0 degrees 50'43" West 746.21 feet to a point on the South line of Summers Drive which point is also the Northeast corner of a tract of land conveyed to Daniel Denny and Amy Denny by Deed recorded January 16, 1992 under Auditor's File No. 9201160057 (said Denny Tract also shown as Parcel "A" of Survey recorded in Volume 13 of Surveys, page 10); thence Easterly along the Southerly line of said Summers Drive to the Northeast corner of said Lot 2, Short Plat No. 20-78; thence South 01 degrees 08'20" West 902.48 feet to the point of beginning, EXCEPT Summers Lane.



200112030237  
Skagit County Auditor  
12/3/2001 Page 2 of 3 3:28PM

**EXHIBIT "A"**

Matters dependent upon inspection of the premises have been cleared for ALTA Mortgagee's policy as of date set forth herein. ALTA Mortgagee's policy when issued will contain WLTA Standard Indorsement.

Date: October 31, 2001

For easements, restrictions or other exceptions, see Schedule "B-1", attached hereto.



200112030237  
Skagit County Auditor  
12/3/2001 Page 3 of 3 3:28PM