

200112100231  
Skagit County Auditor  
12/10/2001 Page 1 of 2 3:28PM

AFTER RECORDING MAIL TO:

Name CLAYTON FRANKLIN,  
Address 8532 FRUITDALE RD.  
City, State, Zip SEDRO WOOLLEY, WA 98284  
B166769

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

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B66764E-1

THE GRANTOR DOUGLAS A. FRANKLIN and JOYCE E. FRANKLIN, HUSBAND AND WIFE for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to CLAYTON FRANKLIN, AN UNMARRIED INDIVIDUAL, AS HIS SEPARATE ESTATE the following described real estate, situated in the County of SKAGIT, State of Washington:

ABREVIATED LEGAL: SECTION 18, TOWNSHIP 35, RANGE 5; PTN SW-NE AND PORTION NW-SE AS IN EXHIBIT 'A'

SUBJECT TO PARAGRAPHS A AND B OF SCHEDULE "B-1" OF FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY NO. B66769.

# 44193  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 10 2001

Amount Paid \$ 1748.79  
Skagit Co. Treasurer  
By Deputy

Assessor's Property Tax Parcel Account Number(s): 350518-4-013-0001, P39392

Dated NOVEMBER 30, 2001

DOUGLAS A. FRANKLIN

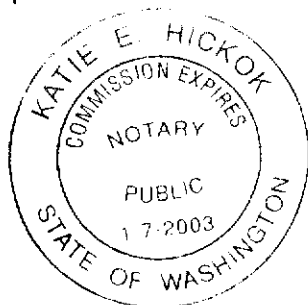
JOYCE E. FRANKLIN

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} ss

I certify that I know or have satisfactory evidence that DOUGLAS A. FRANKLIN and JOYCE E. FRANKLIN are the persons who appeared before me, and said persons acknowledged that THEY signed this instrument and acknowledged it to be THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/10/01



Katie E. Hickok  
Notary Public in and for the State of Washington  
Residing at OAK HARBOR - Mt Vernon  
My appointment expires: 8/21/03 1-7-2003

## Schedule "C"

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 the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 35 North, Range 5 East, W.M., described as follows:

Commencing at the Northeast corner of said Northwest 1/4 of the Southeast 1/4 of Section 18; thence South 1 degree 31'45" East, along the East line thereof, 144.50 feet; thence South 89 degrees 47'00" West 21.41 feet to the Westerly margin of the Fruitdale County Road; thence continue South 89 degrees 47'00" West 120 feet to the East line of "WEDMORE ADDITION", as per plat recorded in Volume 9 of Plats, page 115, records of Skagit County; thence North 1 degree 34'30" West parallel with said Westerly margin of the Fruitdale County Road and along the East line of said "WEDMORE ADDITION", a distance of 76 feet to the true point of beginning; thence continue North 1 degree 34'30" West along said East line of "WEDMORE ADDITION", a distance of 9 feet, more or less, to the Northeast corner of Tract 1 in said Plat; thence South 88 degrees 52'46" West along the North line of said Tract 1, a distance of 54 feet; thence North 1 degree 7'14" West to the Southeasterly margin of the McCargile County Road (formerly the Puget Sound and Baker River Railway Company railroad right-of-way) which was conveyed to Skagit County by deed recorded August 21, 1941, under Auditor's File No. 343308 in Volume 184 of Deeds, page 501; thence North 43 degrees 39'04" East along said Southeasterly margin to its interesection with the Westerly margin of the aforementioned Fruitdale County Road; thence South 1 degree 34'30" East along said West margin to a point North 89 degrees 47'00" East of the true point of beginning; thence South 89 degrees 47'00" West a distance of 120 feet, more or less, to the true point of beginning;

TOGETHER WITH that portion of said subdivisions conveyed to Douglas A. Franklin, et ux, by boundary line adjustment deed recorded November 20, 1995 as Auditor's File No. 9511200074;

EXCEPT mineral rights as reserved in deeds from the Wolverine Company, recorded April 30, 1906, and July 28, 1908, in Volume 63, page 175 and Volume 68, page 357, respectively;

ALSO EXCEPT that portion of said subdivisions conveyed to Rodney C. Gardner by boundary line adjustment deed recorded November 20, 1995 as Auditor's File No. 9511200074;

TOGETHER WITH a non-exclusive easement for utilities over and across a 5 foot strip of land adjacent to and running parallel with the Southeasterly margin of said McCargile County Road between the West line of the above described main tract and the North line of said "WEDMORE ADDITION".



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