

200112280213  
Skagit County Auditor  
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**Return Address:**

Thomas C. Gores, Esq.  
PERKINS COIE LLP  
Suite 4800  
1201 3rd Avenue  
Seattle, Washington 98101  
(206) 583-8888

FIRST AMERICAN TITLE CO.  
ACCOMMODATION RECORDING ONE

WILD

**Document Title(s) (or transactions contained therein):**

Statutory Warranty Deed

Document is being re-recorded to correct the legal description.

**Reference Number(s) of Document assigned or released:**

n/a

**Grantor(s) (Last name first, then first name and initial(s)):**

Mittelstaedt, Lester W. and  
Mittelstaedt, Mary Katherine, Trustee

**Grantee(s) (Last name first, then first name and initial(s)):**

Mittelstaedt, Lester W., 1/2 interest  
Mittelstaedt, Mary Katherine, 1/2 interest

**Legal Description (abbreviated: i.e., lot, block, plat or section, township, range):**

The South Half of the following described property: Government Lot 4, Section 26,  
Township 36 North, Range 1 East, W.M.

**Assessor's Property Tax Parcel/Account Number(s):**

360126-0-048-0001  
360126-0-083-0007  
360126-0-013-0002

8  
3  
11-

**Return Address:**

Thomas C. Gores, Esq.  
Gores & Blais, P.S.  
1420 Fifth Avenue, Suite 2600  
Seattle, WA 98101-2314  
(206) 628-2828

**Document Title(s)**

(or transactions contained therein):

Statutory Warranty Deed

**Reference Number(s)**

of Document assigned or released:

N/A

**Grantor(s)** (Last name first, then first name and initial(s):

Mittelstaedt, Lester W., and  
Mittelstaedt, Mary Katherine, Trustee

**Grantee(s)** (Last name first, then first name and initial(s):

Mittelstaedt, Lester W., 1/2 interest  
Mittelstaedt, Mary Katherine, 1/2 interest

**Legal Description** (abbreviated: i.e., lot, block, plat or section, township, range):

The South Half of the following described property: Government Lot 4, Section 26, Township 36 North, Range 1 East, W.M.

**Assessor's Property Tax Parcel/Account Number(s):**

360126-0-048-0001  
360126-0-083-0007  
360126-0-013-0002

22083  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

FEB 19 1998

Amount Paid \$ 6  
By Skagit Co. Treasurer  
Deputy

9802190077

KATHY HILL  
SKAGIT COUNTY AUDITOR

9802190077

'98 FEB 19 P3:48

44525 RECORDED  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX REQUEST

DEC 28 2001

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy

Island Title Company  
P.O. BOX 1228  
MINICORTES, WA. 98221

ACCOMMODATION RECORDING

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Skagit County Auditor

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FILED AT REQUEST OF:

GORES & BLAIS

AFTER RECORDING MAIL TO:

Thomas C. Gores  
Gores & Blais, P.S.  
1420 Fifth Avenue, Suite 2600  
Seattle, WA 98101-2314  
(206) 628-2828

**STATUTORY WARRANTY DEED**

THE GRANTORS, LESTER W. MITTELSTAEDT and MARY KATHERINE MITTELSTAEDT, Trustee of the Lester W. and Mary Katherine Mittelstaedt Living Trust established under Trust Agreement dated January 6, 1989, for and in consideration only of transferring the described property from a revocable trust to the original grantors of such trust, convey and warrant to THE GRANTEES, LESTER W. MITTELSTAEDT, a married man, as his separate property, as to an undivided one-half (1/2) interest, and MARY K. MITTELSTAEDT (also known of record as MARY KATHERINE MITTELSTAEDT), a married woman, as her separate property, as to an undivided one-half (1/2) interest, the following described real estate, situated in the County of Skagit, State of Washington, including any interest therein which Grantors may hereafter acquire:

The South Half of the following described property:

Government Lot 4, Section 26, Township 36 North, Range 1 East, W.M.;

EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed dated April 24, 1926 and recorded under Auditor's File No. 516345; and

EXCEPT that portion thereof described as follows:

Commencing at the Southeast corner of Lot 4, Section 26, Township 36 North, Range 1 East, W.M.; thence Northerly along the East meander line thereof a distance of 180 feet; thence Westerly a distance of 90 feet along a line parallel to the South boundary line and said Lot 4; thence Southerly a distance of 180 feet along a line parallel to the said East meander line of said Lot 4; thence Easterly along said boundary of said lot to the point of beginning;

TOGETHER WITH existing road easements for ingress and egress; and

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TOGETHER WITH joint ownership of wells, pipe line, power line, TV tower and/or any other appurtenance now or hereafter becoming a part of said tract.

AND

A tract of land 90 feet square in the Southeast corner of the following described real property:

Commencing at the Southeast corner of Lot 4, Section 26, Township 36 North, Range 1 EWM; thence Northerly along the East meander line thereof a distance of 90 feet; thence Westerly a distance of 90 feet along a line parallel to the South boundary of said Lot 4; thence Southerly a distance of 90 feet along a line parallel to the said East meander line of said Lot 4 to the South boundary of said Lot 4; thence Easterly along the said boundary of said Lot to the point of beginning;

Together with an undivided one-half interest in and to a well located approximately 150 feet, more or less, west of the west boundary line of the property herein conveyed, and 20 feet, more or less, north of the South boundary of said Lot 4.

Subject to a life estate in RALPH H. DAVIS and KATHRYN V. DAVIS created in that certain Deed dated August 16, 1963 and recorded in Volume 333D, pages 81 and 82, under recording number 640059, records of Skagit County, Washington.

SUBJECT TO: Exceptions and limitations of coverage set forth in the Grantors' Title Insurance Policy with respect to the herein-described property.

Dated this \_\_\_\_ day of \_\_\_\_\_, 1997.

*Lester W Mittelstaedt* 1/14/97  
Lester W. Mittelstaedt, Trustee

*Mary Katherine Mittelstaedt* 1/14/97  
Mary Katherine Mittelstaedt, Trustee



STATE OF Washington )  
COUNTY OF King ) ss.

This is to certify that on this 14th day of January, 1997, before me, the undersigned Notary Public, personally appeared LESTER W. MITTELSTAEDT and MARY KATHERINE MITTELSTAEDT, Trustee of the Lester W. and Mary Katherine Mittelstaedt Living Trust established under Trust Agreement dated January 6, 1989, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Paula Ann Lane  
Paula Ann Lane  
(Printed Name of Notary Public)  
Notary Public in and for the  
State of Washington  
My appointment expires 6-20-99

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Skagit County Auditor  
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CORRECTED LEGAL DESCRIPTION

The South Half of the following described property:

Government Lot 4, Section 26, Township 36 North, Range 1 East, W.M.;

EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed dated April 24, 1926 and recorded under Auditor's File No. 516345; and

EXCEPT the North 1140 feet thereof; and EXCEPT that portion thereof described as follows:

Commencing at the Southeast corner of Lot 4, Section 26; thence Northerly along the East meander line thereof a distance of 180 feet; thence Westerly a distance of 90 feet along a line parallel to the South boundary line of said Lot 4; thence Southerly a distance of 180 feet along a line parallel to the said East meander line of said Lot 4; thence Easterly along said boundary of said lot to the point of beginning;

TOGETHER WITH existing road easements for ingress and egress; and

TOGETHER WITH joint ownership of wells, pipeline, power line, TV tower and/or any other appurtenance now or hereafter becoming a part of said tract.

AND

A tract of land 90 feet square in the Southeast corner of the following described real property:

Commencing at the Southeast corner of Lot 4, Section 26, Township 36 North, Range 1 EWM; thence Northerly along the East meander line thereof a distance of 90 feet; thence Westerly a distance of 90 feet along a line parallel to the South boundary of said Lot 4; thence Southerly a distance of 90 feet along a line parallel to the said East meander line of said Lot 4 to the South boundary of said Lot 4; thence Easterly along the said boundary of said Lot to the point of beginning;

Together with an undivided one-half interest in and to a well located approximately 150 feet, more or less, west of the west boundary line of the property herein conveyed, and 20 feet, more or less, north of the South boundary of said Lot 4.

SUBJECT TO: Exceptions and limitations of coverage set forth in the Grantors' Title Insurance Policy with respect to the herein-described property.



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