



200203150153
Skagit County Auditor
3/15/2002 Page 1 of 3 2:48PM

AFTER RECORDING MAIL TO:
Wayne W. Cline
22934 Buchanan Street
Mount Vernon, WA 98273

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-100231-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Buchanan Avenue LLC
Grantee(s): Wayne W. Cline, Cynthia S. Cline
Abbreviated Legal: Lot 9, Block 5, Buchanan Acreage
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3864-005-009-0000/P118429

THE GRANTOR BUCHANAN AVENUE LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WAYNE W. CLINE and CYNTHIA S. CLINE, husband and wife the following described real estate, situated in the County of Skagit , State of Washington: See Attached Exhibit A

1092
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 15 2002

See Attached Exhibit B
Dated this 14th day of March, 2002

By Buchanan Avenue LLC

By _____
Amount Paid \$ 696.15
Skagit County Treasurer
Deputy

By Bill Rimmer
Bill Rimmer, Manager

By _____

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Bill Rimmer signed this instrument, on oath stated that he authorized to execute the instrument and acknowledged it as the Manager of Buchanan Avenue LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 14th, 2002

Nancy Lea Cleave
Nancy Lea Cleave
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/01/2002

Schedule "A-1"

P-100231-E

DESCRIPTION:

Lot 9, Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and the installation, repair and maintenance of utilities over, under and across the following described property:

A strip of land 50 feet in width lying 25 feet on either side of the following described centerline:

Beginning at the Northeast corner of Lot 9, Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; thence North $88^{\circ}55'59''$ West, along the North line thereof, a distance of 319.28 feet to the Northwest corner of said Lot 9, said point also being the beginning of a curve to the right with a radius of 250.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of $41^{\circ}57'49''$, an arc length of 174.38 feet to the Northeast corner of Lot 11, Block 5, of said "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", and the terminus of this line description;

TOGETHER WITH those portions of Lots 4, 5, 11 and 12 of said Block 5, which lie within the arc of a circle whose radius is 60 feet, the center of said circle being the above described point of terminus. EXCEPTING THEREFROM any portion lying within the easement first above described.

Situate in the County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO Declaration recorded under Auditor's No. 200108150117; Easement recorded under Auditor's No. 200108220078 and amended under Auditor's No. 200109170140; Lot Certification recorded under Auditor's No. 200102210065.

UNOFFICIAL DOCUMENT



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Skagit County Auditor