

AFTER RECORDING MAIL TO:
JANELLE SCHNEIDER
28249 LAKE CAVANAUGH ROAD
MOUNT VERNON, WA 98273



200205290080

Skagit County Auditor

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Filed for Record at Request of
First American Title

Escrow Number: 21799TC

ISLAND TITLE CO.

C22204

Statutory Warranty Deed



First American Title
Insurance Company

Grantor(s): MICHAEL A MUNSON, MARILEE MUNSON

Grantee(s): JANELLE SCHNEIDER

Abbreviated Legal: PTN NW SW, records of SKAGIT County, WA, 23, T33N, 5EWM

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): P 118479 AND P 18241

THE GRANTOR MICHAEL A MUNSON and ~~MARILEE~~ ^{L.} MUNSON, HUSBAND AND WIFE ON
DECEMBER 22, 1997 AND AT ALL TIMES SINCE.

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to JANELLE SCHNEIDER, A MARRIED PERSON AS HER
SEPARATE PROPERTY

the following described real estate, situated in the County of SKAGIT, State of Washington:
SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF

SUBJECT TO: EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, COVENANTS,
CONDITIONS, AND/OR OTHER MATTERS AS ATTACHED AND MADE A PART
HEREOF: SC22204

2317

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 7th day of May, 2002

By Michael A. Munson
MICHAEL A MUNSON

By MAY 29 2002

By Meri L. Munson
MARILEE MUNSON

By Amount Paid \$ 855.21
Skagit Co. Treasurer

STATE OF Meri L.
County of Skagit SS:

I certify that I know or have satisfactory evidence that Michael A + Meri L. Munson
the person s who appeared before me, and said person s acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: 5-21-02

Jeremy S. VanBee
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 03-24-04

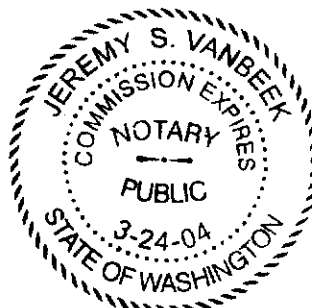
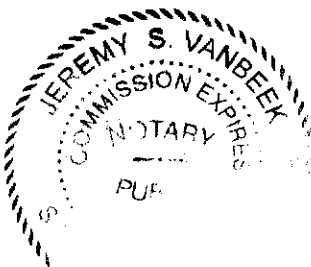


EXHIBIT "A"

PARCEL A:

That portion of the Northwest Quarter of the Southwest Quarter of Section 23, Township 33 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of said Northwest Quarter of the Southwest Quarter, 500 feet North of the Southeast corner of said subdivision;
Thence due North along the East line of said subdivision a distance of 320 feet;
Thence North 77°00' West a distance of 554 feet;
Thence South 41°30' West a distance of 187 feet;
Thence South 65°00' East a distance of 732 feet to the point of beginning;

EXCEPT that portion lying Easterly of the line shown on survey recorded October 31, 1984, under Auditor's File No. 8410310011, which was established as the East line of subject property by Judgment entered January 23, 1985 in Skagit County Superior Court Cause No. 83-2-00521-6.

AND EXCEPT that portion which lies within the right of way of Lake Cavanugh Road No. 358.

PARCEL B:

That portion of the Northwest Quarter of the Southwest Quarter of Section 23, Township 33 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Section 23, said corner being common to Sections 23, 22, 26 and 27;
Thence North 1°37'15" East a distance of 1,312.86 feet to the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 23;
Thence South 89°43'49" East a distance of 425.33 feet to a point on a 7° curve to the left having a tangent bearing North 40°42'07" East;
Thence Northeasterly along said curve a distance of 205.93 feet to the P.T. of said curve;
Thence North 26°17'13" East a distance of 352.15 feet;
Thence North 52°02'56" East a distance of 10.26 feet;
Thence North 26°20'58" West a distance of 53.81 feet to the true point of beginning;
Thence continuing North 26°20'58" West a distance of 150.47 feet;
Thence North 48°32'01" East a distance of 116.53 feet;
Thence South 65°00'00" East a distance of 154.30 feet;
Thence South 52°02'56" West a distance of 128.54 feet;
Thence South 37°57'04" East a distance of 10.00 feet to the P.C. of a 10.66° curve to the left;
Thence Southwesterly along said curve a distance of 88.51 feet to the true point of beginning.

ALL situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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