

When Recorded Return to:

ROGER ANDERSON

CINDA ANDERSON

911 9th St.

Mukilteo WA 98275



200206100271

Skagit County Auditor

6/10/2002 Page 1 of 4 4:27PM

Island Title Company

Order No: AE8328 MM

mm

mm

STATUTORY WARRANTY DEED

THE GRANTOR **JOHN P. PLANCICH** and **NANCY MONROE**, CO-ADMINISTRATORS of the estate of **JOHN N. PLANCICH**, deceased

for and in consideration of **Two Hundred Ninety-One Thousand and 00/100...(\$291,000.00) DOLLARS**

in hand paid, conveys and warrants to **ROGER ANDERSON** and **CINDA ANDERSON**, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO AND MADE PART HEREOF.

Abbreviated Legal: Ptn. Lot 5, All of Lots 6 and ;7, Block 1, Northern Pacific Addition, together with adjacent railroad tract and tidelands

Tax Account No. : 3809-001-007-0008 P58136 350123-0-002-1007-831896
350114-0-005-0200

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Subject to: Restrictions, reservations and easements of record.

Dated: June 5, 2002

JUN 10 2002

ESTATE OF JOHN N. PLANCICH

Amount Paid \$ 5179⁸⁰
By Skagit Co. Treasurer
Deputy

[Signature]
JOHN P. PLANCICH
CO-ADMINISTRATOR

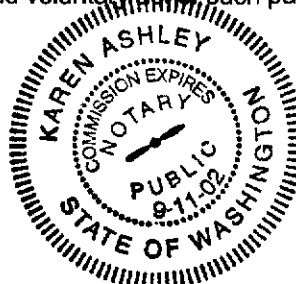
[Signature]
NANCY MONROE
CO-ADMINISTRATOR

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **NANCY MONROE** is/are the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that they she was authorized to execute the instrument and acknowledge it as CO-ADMINISTRATOR OF THE ESTATE OF **JOHN N. PLANCICH** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 7, 2002

[Signature] Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/02

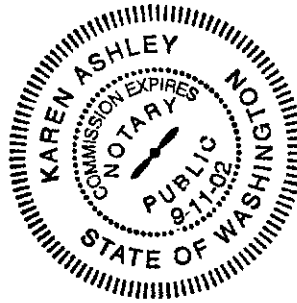


STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOHN P. PLANCICH is/are the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that they he was authorized to execute the instrument and acknowledge it as CO-ADMINISTRATOR OF THE ESTATE OF JOHN N. PLANCICH to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 7, 2002

Karen Ashley Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/02



Island Title Company

EXHIBIT 'A'

Description:

Order No: AE8328 MM

PARCEL A:

The West Half of Lot 5 and all of Lots 6 and 7, Block 1 of NORTHERN PACIFIC ADDITION TO ANACORTES, as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

PARCEL B:

That portion of the Burlington Northern Railroad right-of-way designated as Northern Pacific Railroad on the plat map of "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of Block 1 of said plat;
Thence North 21°36'44" West along the Westerly line of said Block 1, a distance of 163.00 feet to the Northwest corner of said Block 1;
Thence North 71°49'17" East along the Northerly line of said Block 1, a distance of 150.27 feet to the true point of beginning;
Thence North 21°36'44" West, a distance of 142.71 feet;
Thence North 71°17'58" East, a distance of 18.72 feet;
Thence North 63°12'42" East, a distance of 56.53 feet;
Thence South 21°36'44" East, a distance of 151.36 feet to a point on the Northerly line of said Block 1;
Thence South 71°49'17" West along the Northerly line of said Block 1, a distance of 75.14 feet to the true point of beginning.

ALSO that portion of the following described tract "RR" which lies between the Northwestern extensions of the Southwesterly and Northeasterly lines of that certain tract of land conveyed to John N. Planich, et ux, by that certain Quit Claim Deed recorded July 6, 1988 as Auditor's File No. 8807060065, records of Skagit County, Washington.

TRACT "RR":

Tracts 1 and 2, PLATE 7 ANACORTES TIDELANDS in Section 14, Township 35 North, Range 1 East of the Willamette Meridian, and all that part of Tract 1, Plate 7 in Section 23, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing at the initial point of said Tract 1 of Section 23;
Thence West 305 feet;
Thence South 70°44' West 855 feet;
Thence South 23° East 112 feet;
Thence North 69°10' East 136 feet;
Thence North 70°53' East 533.5 feet;
Thence North 73°12' East 444 feet;
Thence North 17°45' East 32 feet to beginning.

EXCEPT and excluding from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1, Plate 7, Section 23, and all that part thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Commencing at the initial point of Tract 1, Plate 7, said Section 23;
Thence South 17°45' West, 32 feet;
Thence South 73°12' West 444 feet;
Thence South 70°53' West, 533 5/10 feet;
Thence South 69°10' West 136 feet;



200206100271
Skagit County Auditor

Thence North 22°, no minutes West, 40 feet;

Thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles to the second course herein described;

Thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North 17°45' East, 66 feet from the initial point of Lot one, Tract 1, Section 23;

Thence South 17°45' West, 66 feet to the place of beginning.

ALL Situated in Skagit County, Washington.

