

When Recorded Return to:
THOMAS O. MASTEN
KATHLEEN A. GARDE
4612 Woodside Drive
Anacortes WA 98221



200207020054
Skagit County Auditor

7/2/2002 Page 1 of 2 11:43AM

Island Title Company
Order No: AE8378 MM

STATUTORY WARRANTY DEED

C22442

THE GRANTOR **GABE PALMER** and **PATRICIA KANE**, husband and wife

for and in consideration of **Three Hundred Thousand and 00/100...** (\$300,000.00) DOLLARS
in hand paid, conveys and warrants to

THOMAS O. MASTEN and **KATHLEEN A. GARDE**, husband and wife

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

LOT 3 SP10-89

See Exhibit "A" which is hereto attached and made a part hereof.

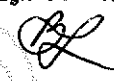
#2982

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Tax Account No. : 350135-2-001-1406 P32589

Subject to: Restrictions, reservations and easements of record.

JUL 02 2002

Amount Paid \$ **4590.00**
Skagit Co. Treasurer
By  Deputy

Dated: June 25, 2002


GABE PALMER

6/28/02
Date



PATRICIA KANE

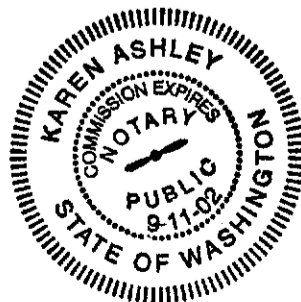
6/28/02
Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that GABE PALMER and PATRICIA KANE the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: June 28, 2002


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



Island Title Company

EXHIBIT 'A'

Description:

Order No: AE8378 MM

PARCEL A:

Lot 3, Skagit County Short Plat No. 10-89, as approved July 25, 1989 and recorded August 2, 1989, in Volume 8 of Short Plats, page 150, under Auditor's File No. 8908020066, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northwest Quarter of Section 35, Township 35 North, Range 1 East of the Willamette Meridian;

TOGETHER WITH a non-exclusive easement for access, egress and utilities over and across a portion of Lot 2, as delineated on the face of the Short Plat;

ALSO TOGETHER WITH easement rights over and across a portion of Lot 1 of the Short Plat, as established by Deed recorded December 19, 1989 under Auditor's File No. 8912190040;

EXCEPT that portion of said Lot 3 lying Easterly of the Westerly line of Spinnaker Lane extended Southerly as delineated on the face of THE PLAT OF THE POINTE DIVISION NO. 3 according to the plat thereof recorded in Volume 14 of Plats, pages 151 through 153, records of Skagit County, Washington;

PARCEL B:

That portion of Lot 4, Short Plat No. 10-89, approved July 25, 1989, filed in Book 8 of Short Plats, page 150, under Auditor's File No. 8908020066, records of Skagit County, Washington; located in Section 35, Township 35 North, Range 1 East of the Willamette Meridian; being more particularly described as follows:

Commencing at the Southeast corner of Lot 3 of said Short Plat;
thence North 20°46'39" West, along the Easterly line of said Lot 3, a distance of 28.79 feet;
thence continue along said line, North 41°51'46" West, a distance of 36.45 feet to the true point of beginning;
thence continue along said line North 41°51'46" West, 13.55 feet;
thence continue along said line North 47°58'53" West, 62.78 feet to the intersection with the South line of Lot 33, PLAT OF THE POINTE DIVISION NO. 3, according to the plat thereof recorded in Volume 14 of Plats, pages 151, 152 and 153, under Auditor's file No. 9011050014;
thence South 83°40'52" East along said South line, a distance of 60.24 feet to the intersection with the West margin of Spinnaker Lane as shown on said plat;
thence South 6°19'08" West along said margin a distance of 21.88 feet to the beginning of a curve to the left, having a radius of 325 feet;
thence along the arc of said curve through a central angle of 3°29'35" an arc distance of 19.82 feet to a point of reverse curve;
thence along a curve to the right having a radius of 1,066.70 feet through a central angle of 0°12'53" an arc distance of 4.00 feet to the true point of beginning;

All situated in Skagit County, Washington.



200207020054
Skagit County Auditor