

AFTER RECORDING MAIL TO:

Robert K Schwenderman
13485 State Route 9
Mt Vernon, WA 98273



200208130053
Skagit County Auditor
8/13/2002 Page 1 of 3 1:42PM

Filed for Record at Request of:
First American Title Insurance Company



First American Title
Insurance Company
FIRST AMERICAN TITLE CO.

69992

STATUTORY WARRANTY DEED

File No: 4222-10420 (DP)

Date: July 30, 2002

Grantor(s): Michael L Schons, Jr. and Penny D Schons

Grantee(s): Robert K Schwenderman

Abbreviated Legal: SECTION 12, TOWNSHIP 34, RANGE 4; PTN SOUTH 1/2 SOUTHWEST 1/4

Additional Legal on page:

Assessor's Tax Parcel No(s): 340412-0-024-0004 P24577 / 340412-3-012-0002 P24628

THE GRANTOR(S) Michael L Schons, Jr. and Penny D Schons, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Robert K Schwenderman**, the following described real estate, situated in the County of , State of Washington.

Subject To: This conveyance is subject to Covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Michael L Schons Jr.

Penny D Schons

3697
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 13 2002

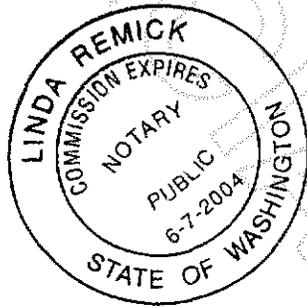
Amount Paid \$ 3,006.45
Skagit County Treasurer
By: Deputy

STATE OF Washington)
COUNTY OF Skagit)-ss
)

I certify that I know or have satisfactory evidence that **Michael L Schons, Jr. and Penny D Schons**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-1-02

Linda Remick



Notary Public in and for the State of Washington
Residing at: Starwood
My appointment expires: 6-7-04



200208130053
Skagit County Auditor

EXHIBIT 'A'

Date: July 30, 2002

File No.: 4222-10420 (DP)

The South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 4 East, W.M., EXCEPT all road and railroad right-of-way; AND ALSO EXCEPT Drainage District No. 21 ditch right-of-way;

ALSO that portion of the Southwest 1/4 of the Southwest 1/4, Section 12, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said Southwest 1/4 of the Southwest 1/4, 501 feet South of its Northeast corner; thence South on said East line 229 feet; thence South 85 degrees 30' West 236 feet; thence North 5 degrees 45' West, 132.5 feet; thence North 85 degrees 38' East 100 feet; thence North 9 degrees 04' East 100 feet; thence North 85 degrees 30' East 133.5 feet to the place of beginning, EXCEPT any portion thereof lying within the boundaries of that certain tract conveyed to Jesse R. Wilcox, by Deed dated January 10, 1918 and recorded December 20, 1918 in Volume 108 of Deeds, page 381, under Auditor's File No. 129565;

TOGETHER WITH a non-exclusive easement for utility purposes and for the purposes of ingress and egress over and across the following described parcels and land, EXCEPTING from said strips of land any portion lying within the boundaries of the Burlington Northern, Inc., railroad right-of-way formerly Northern Pacific Railroad right-of-way.

Beginning at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 4 East, W.M.; thence West 20 feet; thence South 160 feet; thence South 43 degrees 51' East 20 feet; thence North 46 degrees 09' East to the East line of said Southwest 1/4 of the Southwest 1/4; thence North along said East line to the point of beginning.

Beginning at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 4 East, W.M.; thence West 20 feet; thence South 160 feet; thence South 43 degrees 51' East 20 feet to the true point of beginning; thence North 43 degrees 51' West 20 feet; thence South 46 Degrees 09' West 94 feet; thence South 9 degrees 04' West 290 feet; thence North 85 degrees 30' East 20 feet; thence North 9 degrees 04' East to a point that bears South 46 degrees 09' West from the true point of beginning; thence North 46 degrees 09' East to the true point of beginning.

Initials: M.S. P.D.S.



200208130053

Skagit County Auditor

8/13/2002 Page 3 of 3

1:42PM