

AFTER RECORDING MAIL TO:  
Alexander the Great, Inc.  
321 W. Washington, Suite 300  
Mount Vernon, WA 98273



200208210061  
Skagit County Auditor  
8/21/2002 Page 1 of 5 11:39AM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-102154-E

LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Lorraine Patricia Boegle  
Grantee(s): Alexander the Great, Inc.  
Abbreviated Legal: a ptn of S 1/2 of SE 1/4, 13-35-7 E W.M. & of Lot 8, Sun River Ranchettes  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 350713-4-005-0004 P42588 & 4500-000-008-0017 P83483

**THE GRANTOR LORRAINE PATRICIA BOEGLE**, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **ALEXANDER THE GREAT, INC.**, a Washington Corporation the following described real estate, situated in the County of Skagit, State of Washington: An Undivided 2/3 interest in Legal Description Exhibit A

Subject to: Schedule "B-1" attached hereto and made a part thereof.

# 3832  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated this 14th day of August, 2002

By Lorraine Patricia Boegle By AUG 21 2002  
Lorraine Patricia Boegle

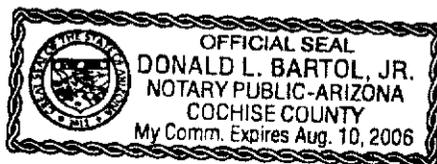
By \_\_\_\_\_ By \_\_\_\_\_  
Amount Paid \$ 1086.30  
Skagit Co. Treasurer  
By \_\_\_\_\_ Deputy

STATE OF Arizona }  
County of Maricopa } SS:

I certify that I know or have satisfactory evidence that Lorraine Patricia Boegle is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be she free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: August 16th, 2002 Donald L Bartol, Jr

Notary Public in and for the State of Arizona  
Residing at 4143 W. Whitewater School Rd Elfrida  
My appointment expires: 8/10/06



## Exhibit A

### PARCEL "A":

That portion of the South 1/2 of the Southeast 1/4, EXCEPT the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 thereof, of Section 13, Township 35 North, Range 7 East, lying Easterly of the following described tract:

Beginning at a point 481.27 feet East of the South 1/4 corner of said Section 13;  
thence North 24 degrees 5'48" East, a distance of 1,284.88 feet to a point designated as Point "X";  
thence North 29 degrees 54'12" West to the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 13 and to the point of beginning of said line;  
thence South 29 degrees 54'12" East to the above referred to Point "X";  
thence South 31 degrees East, 816 feet;  
thence South 60 degrees East, a distance of 810 feet; more or less, to the South line of said Section 13 and the termination of said line, EXCEPT that portion thereof lying within the boundaries of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 13.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

Lot 8, "SUN RIVER RANCHETTES", as to a plat recorded in Volume 14 of Plats, pages 55 and 56, records of Skagit County, Washington, EXCEPT the North 21.905 acres of the portion of said Lot 8 lying Easterly of the following described tract:

Beginning at a point on the South line of said Lot 8 which is North 89 degrees 23'55" West, 500 feet from the South 1/4 corner of Section 13, Township 35 North, Range 7 East, W.M., as shown on the face of said plat;  
thence North 0 degrees 36'05" East to the North line of said Lot 8, said point also being on the South line of Lower Finney Creek Road.

Situate in the County of Skagit, State of Washington.



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## EXCEPTIONS:

A. A perpetual easement for the installation and erection, maintenance, use, repair, and replacement of an electrical power line, along and adjacent the right of way described as exception number three of Parcel "B" herein, as granted by instrument dated March 6, 1958, executed by John A. Johnson and Cora M. Johnson, husband and wife, to J. Dewey Smith and Dorothy C. Smith, husband and wife, recorded May 20, 1958, under Auditor's File No. 565476 (Affects Parcel "B" and other property)

B. Non-exclusive easement for ingress and egress granted by Thomas C. Jensen and Laura Jensen, his wife, to John A. Johnson and Cora M. Johnson, his wife, over an existing gravel road, 16 feet in width, running East and West over a portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , by instrument recorded July 17, 1961, under Auditor's File No. 610006. (Affects a portion of Parcel "B" and includes other property)

C. Right to the waters of the unnamed spring, a tributary of Finney Creek, not to exceed 0.05 cubic feet per second, under State Certificate issued January 7, 1941, to Otto K. Presentin, recorded under Auditor's File No. 333779.

D. Any change in the boundary or legal description of the real property, or title to the estate insured, that may arise due to shifting or changing in course of Finney Creek and Skagit River.

E. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

F. AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED.

Between:	Skagit County and Desert Winds Company
Dated:	March 25, 1988
Recorded:	March 28, 1988
Auditor's No.:	8803280034
Providing:	Copy attached

G. Notes contained on the face of the Plat, as follows:

1. Buyer should be aware that this subdivision is located in a flood plain and portions of some lots are located in a designated floodway. There shall be no construction in designated floodways except as permitted by Chapter 15.20 of the Skagit County Code, and residential construction in the flood plain may require significant elevation of the first living floor;

2. Zoning - Rural;

- continued -



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EXCEPTIONS CONTINUED:

G. (continued):

- 3. Water of sufficient quality and/or quantity for normal domestic purposes is not provided at the time of filing the plat. The buyer should inquire & investigate as to the availability of said water. (Individual wells proposed)
- 4. Sewer - On site drainfields (individual)
- 5. Power - Puget Sound Power & Light;
- 6. Telephone - Continental Telephone

H. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Harvey Maier of Desert Winds Co., Inc.  
 And: Raymond F. Drake, Jr. and Bonnie Y. Dra  
 Dated: September 24, 1987  
 Recorded: December 13, 1989  
 Auditor's No.: 8912130050  
 Regarding: Removal of gravel  
 (Affects Parcel "B")

I. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Harvey Maier of Desert Winds Co., Inc.  
 And: George J. Theodoratus and Lois  
 Theodoratus  
 Dated: September 24, 1987  
 Recorded: December 13, 1989  
 Auditor's No.: 8912130051  
 Regarding: Removal of gravel  
 (Affects Parcel "B")

J. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: To the present and future owners of t  
 North 21.905 acres of Lot 8 of the Pl  
 of Sun River Ranchettes  
 Purpose: For ingress, egress and utilities  
 Area Affected: Commencing at the South ¼ corner of sa  
 section; thence North 00°36'28" Ea  
 along the centerline of said section,  
 distance of 1,119.40 feet to the Nor  
 line of Lot 8 as shown on Plat of S  
 River Ranchettes filed in Volume 14  
 Plats, at page 56, records of Skag  
 County; thence continuing North 00°36'2  
 East, a distance of 30.04 feet to t  
 North line of the 30 foot Lower Finney

- continued -



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EXCEPTIONS CONTINUED:

J. (continued):

Area Affected continued:

Creek Road shown on said plat; thence North 86°27'26" West along the North line of said road, a distance of 325.19 feet to the point of beginning of this description; thence North 72°59'26" West, a distance of 283.74 feet; thence North 54°54'26" West, a distance of 124.84 feet to the Southeasterly right of way line of the South Skagit Highway No. 360 as shown on said plat; thence South 57°42'30" West along said right of way line, a distance of 32.50 feet to the North line of said Lower Finney Creek Road; thence South 54°54'26" East along the North line of said Lower Finney Road, a distance of 142.11 feet; thence South 72°59'26" East along the North line of said Lower Finney Creek Road, a distance of 163.24 feet; thence South 86°27'26" East, along the North line of said Lower Finney Creek Road, a distance of 128.82 feet to the point of beginning of this description February 3, 1992 and April 24, 1992 9202030057 and 9204240082

Recorded:  
Auditor's Nos.:



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