

When Recorded Return to:
DARIC MOHLER
LINDA MOHLER
12371 Timberlane
Sedro Woolley WA 98284



200209110082
Skagit County Auditor

9/11/2002 Page 1 of 3 11:47AM

Island Title Company
Order No: BE6462 MKP

STATUTORY WARRANTY DEED

THE GRANTOR STEWART W. FRITTS, a single man, as his separate estate

for and in consideration of Sixty Thousand and 00/100...(\$60,000.00) DOLLARS

in hand paid, conveys and warrants to

DARIC MOHLER and LINDA MOHLER, husband and wife

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

Abbreviated legal description: Ptn. SW-NW, Sec. 5 T34N, R5E W.M. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 340505-2-003-0607 P30060

Subject to: Restrictions, reservations and easements of record.

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: August 27, 2002

Stewart W. Fritts 9-6-02
STEWART W. FRITTS Date

4200
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 11 2002

Amount Paid \$ 918.00
Skagit Co. Treasurer
By Deputy

UNOFFICIAL DOCUMENT

STATE OF Arizona
COUNTY OF *Cocconino*

I certify that I know or have satisfactory evidence that STEWART W. FRITTS the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: September 6, 2002

K. Mark Frost



Notary Public in and for the State of Arizona
Residing at *612 N. Beaver Street, Flagstaff, AZ 86001*
My appointment expires: *April 28, 2005*



UNOFFICIAL DOCUMENT

Island Title Company

EXHIBIT 'A'

Description:

Order No: BE6462 MKP

PARCEL A:

That portion of the Southwest Quarter of the Northwest Quarter of Section 5, Township 34 North, Range 5 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter;
Thence North 89°17'45" East, along the South line of said subdivision, 16.5 feet to an intersection with the East line of the West 1 rod of said subdivision;
Thence North 0°24'49" West, along said East line of the West 1 rod, 560.49 feet to an intersection with the Southerly margin of the Old Day Creek Road;
Thence North 79°24'57" East, along said Southerly margin, 122.15 feet to a point of curvature in said Southerly margin;
Thence along the arc of said curve to the left having a radius of 746.23 feet, through a central angle of 20°17'40", an arc distance of 264.32 feet to a point of tangency in said Southerly margin;
Thence North 59°07'17" East, along said Southerly margin, 71.99 feet;
Thence South 10°35'35" West 137.70 feet;
Thence South 27°01'22" East 141.68 feet;
Thence South 59°11'29" East 60.00 feet to the true point of beginning;
Thence continue South 59°11'29" East 73.74 feet;
Thence South 15°41'41" East 137.85 feet;
Thence South 10°52'42" East 246.47 feet to said South line of said subdivision;
Thence North 89°17'45" East, along said South line 180.00 feet to the Southeast corner of the West 52 rods of said subdivision;
Thence North 0°24'49" West, along the East line of said West 52 rods, 405.59 feet to a point that is South 89°09'54" East from the true point of beginning;
Thence North 89°09'54" West 324.23 feet to the true point of beginning.

(Also known as Tract c OF Short Plat No. 52-73)

PARCEL B:

An easement for ingress, egress and utilities as described in Declaration of Easement recorded December 12, 1973, under Auditor's File No. 794609, records of Skagit County, Washington, being a re-record of Auditor's File Nos. 791242, 791758 and 794214, records of Skagit County, Washington.

ALL Situated in Skagit County, Washington.



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