


After Filing Return To:  
James A. Flaggert  
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2600 Century Square  
1501 Fourth Avenue  
Seattle, Washington 98101-1688

  
200209250058  
Skagit County Auditor  
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**STATUTORY WARRANTY DEED**  
(Skagit Skyline)

**Grantor(s):**

CAROL A. PETERSON, as Trustee of the CAROL A. PETERSON LIVING TRUST U/A dated August 9, 2002

☐ Additional names on page \_\_\_\_\_ of document

**Grantee(s):**

CLAN 2002 LLC, a Washington limited liability company

☐ Additional names on page \_\_\_\_\_ of document

**Abbreviated Legal Description** (lot, block and plat name, or section-township-range):

An undivided 80% interest in Lot 13, SKYLINE NO. 11,  
and a portion of Section 27, Township 35 North, Range 1  
East, W.M., Skagit County, Washington

☒ Additional legal description is on page 3 of document

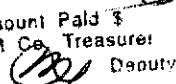
**Assessor's Property Tax Parcel Account Number(s):** 3827-000-013-0000

**Reference Numbers of Documents Assigned or Released (if applicable):**

☐ Additional reference numbers on page \_\_\_\_\_ of document

# 4403  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 25 2002

Amount Paid \$  
Skagit Co. Treasurer  
By  Deputy

## STATUTORY WARRANTY DEED

CAROL A. PETERSON, as Trustee of the CAROL A. PETERSON LIVING TRUST U/A dated August 9, 2002, the Grantor, in consideration of its receipt of ownership units in CLAN 2002 LLC equal to the value of the property transferred herein, conveys and warrants to CLAN 2002 LLC, a Washington limited liability company, the Grantee, all of Grantor's undivided eighty percent (80%) interest in the real estate described on Exhibit A attached hereto and incorporated herein by this reference, situated in the County of Skagit, State of Washington.

Subject to taxes not yet due and payable, easements, reservations, restrictions, covenants, encumbrances and all other matters of record, and excluding any representation or warranty as to encroachments or matters of location, boundary and area which an accurate survey may disclose.

Dated this 4 day of Sept, 2002.

CAROL A. PETERSON LIVING TRUST:

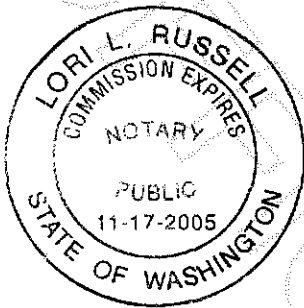
  
CAROL A. PETERSON, Trustee

STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF KING         )

On this 4 day of Sept, 2002, before me, a Notary Public in and for the State of Washington, personally appeared CAROL A. PETERSON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument as Trustee of the CAROL A. PETERSON LIVING TRUST, and acknowledged it to be such person's free and voluntary act and deed as Trustee for the uses and purposes mentioned in the instrument.



IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day  
and year first above written.



Lori L. Russell  
NOTARY PUBLIC in and for the State of  
Washington, residing at Skagit City  
My appointment expires 11-17-05  
Print Name Lori L. Russell



**EXHIBIT A**

**LEGAL DESCRIPTION  
(Skagit Skyline)**

That certain real property located in Skagit County, Washington and legally described as follows:

**PARCEL A**

Lot 13, "SKYLINE NO. 11", according to the plat thereof recorded in Volume 9 of Plats, page 78, records of Skagit County, Washington.

**PARCEL B**

That portion of the West 1/2 of Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 13, "SKYLINE NO. 11", according to the plat recorded in Volume 9 of Plats at page 79, records of Skagit County, Washington; thence South 24 degrees 47'24" East 105.00 feet from which point the center of a curve bears; South 24 degrees 47'24" East a distance of 40.00 feet; thence Easterly 15.56 feet along the arc of said curvature having a central angle of 22 degrees 17'28"; thence North 2 degrees 29'56" West 105.00 feet to the Southeast corner of said Lot 13; thence Westerly 56.41 feet along the arc of aforementioned curvature having a radius of 145.00 feet and a central angle of 22 degrees 17'28" to the point of beginning. EXCEPT thereof any portion lying within the boundaries of "SKYLINE SHORT PLAT" (if any) (Volume 6 of Short Plats at pages 87-90, AF#8310120030, records of Skagit County, Washington.)



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