



200209250172
Skagit County Auditor

9/25/2002 Page 1 of 4 3:53PM

AFTER RECORDING MAIL TO:

Name CHARLES DEREK ARNDT, SUSAN P. ARNDT
Address
City, State, Zip
00070358

Filed for Record at Request of First American Title of Skagit County

Statutory Warranty Deed FIRST AMERICAN TITLE CO.

70358 E-1

THE GRANTOR DENNIS G. BERRY and JOLENE BERRY, Husband and Wife for and in consideration of Ten Dollars and other valuable consideration and as part of a 1031 Tax Deferred Exchange in hand paid, conveys and warrants to CHARLES DEREK ARNDT and SUSAN P. ARNDT, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

See Exhibit A attached hereto and made a part hereof.

SECTION 30, TOWNSHIP 35, RANGE 3; PTN SE 1/4, AKA TRACT 1, SHORT PLAT NO. 40-85, AND SECTION 30, TOWNSHIP 35, RANGE 3; PTN. GOV LOT 3, SW 1/4

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.

4473

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 25 2002

Amount Paid \$ *7,956.00*
Skagit Co. Treasurer
By *[Signature]* Deputy

Assessor's Property Tax Parcel Account Number(s): 350330-4-007-0203 P35049, 350330-0-011-0106 P34990

Dated September 10, 2002.

*Dennis G Berry by
Jolene K Berry POA*

DENNIS G. BERRY

Jolene Berry
JOLENE BERRY

STATE OF WASHINGTON }
COUNTY OF } ss

I certify that I know or have satisfactory evidence that DENNIS G. BERRY and JOLENE BERRY are the persons who appeared before me, and said persons 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:

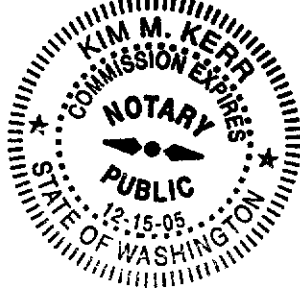
Notary Public in and for the State of Washington
Residing at
My appointment expires:

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this 25 day of September, 192002, before me personally appeared Wlene Berry to me known to be the individual described in and who executed the foregoing instrument for her self and as Attorney in Fact for Dennis G. Berry and acknowledged that she signed and sealed the same as her free and voluntary act and deed for her self and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.



Kim M Kerr
Notary Public in and for the State of Washington,
residing at mt vernon
My appointment expires 12/15/05

This jurat is page _____ of _____ and is attached to _____ dated _____.



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The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Parcel "A":

Lot 1, of Skagit County Short Plat No. 40-85, approved December 4, 1986, recorded December 8, 1986, in Book 7 of Short Plats, Page 146, under Auditor's File No. 8612080005, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 35 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for utility purposes over and across a portion of the Easterly portion of Tract 2 of said Short Plat. Said easement to be further defined at a later date when utilities have been placed upon Tract 2.

Parcel "B":

The East 5 acres of all of the following described Parcels 1, 2 and 3 combined.

Parcel 1:

That portion of Government Lot 3, and the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 35 North, Range 3 East, W.M., lying within the following described tract:

Beginning at the Southwest corner of said Government Lot 3; thence East to the Southeast corner of said Northwest 1/4 of the Southeast 1/4; thence North, 190 feet; thence West to the meander line of Padilla Bay; thence Southerly along said meander line to the point of beginning.

EXCEPT that portion thereof lying Westerly of an existing fence running North from a point on the South line of said Government Lot 3, which is approximately 200 feet East of the Easterly line of the County Road, running in a generally Northerly and Southerly direction through said subdivision.

Parcel 2:

The South 24 feet of that portion of Government Lot 3, in Section 30, Township 35 North, Range 3 East, W.M., lying Westerly of said fence line and the Easterly line of the County Road.

Parcel 3:



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UNMOUNTED

That portion of the following described tracts, lying North of the existing fence line marking the North line of property acquired by Carl O. Rossum, et ux, by Deed recorded September 15, 1944, under Auditor's File No. 374462, Volume 195 of Deeds, Page 498.

A portion of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 35 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southeast corner of said Southwest 1/4 of the Southeast 1/4 of Section 30; thence North 89 degrees 40' 20" West along the South line of said subdivision, a distance of 646.68 feet; thence North 0 degrees 07' 20" East, a distance of 1332.10 feet to the North line of said subdivision and the true point of beginning; thence South 89 degrees 32' 10" East along the North line of said subdivision, a distance of 655.47 feet to the Northeast corner of said subdivision; thence South 0 degrees 29' 30" West along the East line of said subdivision, a distance of 25.00 feet; thence North 89 degrees 58' 24" West, a distance of 655.30; thence North 0 degrees 07' 20" East, a distance of 30.00 feet to the true point of beginning.

ALSO a portion of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 35 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southeast corner of said Southwest 1/4 of the Southeast 1/4 of Section 30; thence North 89 degrees 40' 20" West along the South line of said subdivision, a distance of 646.88 feet; thence North 0 degrees 07' 20" East, a distance of 1332.10 feet to the North line of said subdivision and the true point of beginning; thence South 0 degrees 07' 20" West, a distance of 30.00 feet; thence North 89 degrees 49' 52" West, a distance of 582.69 feet; thence North 0 degrees 07' 20" East, a distance of 33.00 feet to the North line of said subdivision at a point which lies South 89 degrees 32' 10" East, a distance of 103 feet from the Northwest corner of said subdivision; thence South 89 degrees 32' 0" East along the North line of said subdivision, a distance of 582.70 feet to the true point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities over Parcel 2 above described, and over the South 24 feet of Parcel 1 above described, lying Westerly of the West line of the main tract herein.



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