

AFTER RECORDING RETURN TO:

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200209300293  
Skagit County Auditor

9/30/2002 Page 1 of 3 3:02PM

DOCUMENT TITLE: STATUTORY WARRANTY DEED

REFERENCE NO.: N/A

GRANTOR(S): MARTY ROSS OWENS, A SINGLE PERSON

GRANTEE: EARL E. BURKEY AND CAROLE A. BURKEY, HUSBAND AND WIFE, AS TO AN UNDIVIDED ONE-HALF INTEREST, AND BRIAN K. HAMMER AND NANCY L. HAMMER, HUSBAND AND WIFE, AS TO AN UNDIVIDED ONE-HALF INTEREST, AS TENANTS IN COMMON,

ABBREVIATED LEGAL DESCRIPTION: Lot 10, MOORE'S GARDEN PLAT

FULL LEGAL DESCRIPTION ON: Page 2

ASSESSOR'S TAX PARCEL ID#: 3958-000-010-0004 (P67540)

COMMON ADDRESS: 18091 Moore's Garden Road  
Mount Vernon, WA 98273

4583  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

1 SEP 30 2002

Amount Paid \$ 2147.39  
Skagit County Treasurer  
By: LR Deputy

BRIAN K. HAMMER, Attorney at Law  
P.O. Box 5156  
3015 Colby Ave., Suite 300  
Everett, WA 98206-5156

## STATUTORY WARRANTY DEED

THE GRANTOR MARTY ROSS OWENS, A SINGLE PERSON

for and in consideration of TEN DOLLARS (\$10) AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to EARL E. BURKEY AND CAROLE A. BURKEY, HUSBAND AND WIFE, AS TO AN UNDIVIDED ONE-HALF INTEREST, AND BRIAN K. HAMMER AND NANCY L. HAMMER, HUSBAND AND WIFE, AS TO AN UNDIVIDED ONE-HALF INTEREST, AS TENANTS IN COMMON,

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

PARCEL A:

Lot 10, "MOORE'S GARDEN PLAT," according to the plat recorded in Volume 7 of Plats, Page 10, records of Skagit County, Washington.

PARCEL B:

That portion of the following described tract of land lying Northwesterly of the plat of "MOORE'S GARDEN PLAT," according to the plat recorded in Volume 7 of Plats, Page 10, records of Skagit County, Washington, and Southwesterly of the Northeasterly line of Lot 10 of said Plat, extended Northwesterly and lying Northeasterly of the Southwesterly line of Lot 10, extended Northwesterly: That portion of Lot 1 and the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, and all of Lots 4 and 5, of Section 18, all in Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 828.3 feet South of the Northwest corner of Section 19; running thence South along the Westerly line of said Section 19, 289.7 feet; thence North 54 degrees 08' East, 2190 feet, more or less, to the Skagit River; thence Westerly along the said Skagit River, 418.2 feet, more or less, to the most Easterly corner of a tract known as the Peter McKinnon Tract; thence Southwesterly along the Southeasterly line of said McKinnon Tract to the point of beginning.

Assessor's Tax Parcel ID# 3958-000-010-0004 (P67540)

SUBJECT TO:

1. Subject to that certain Note and Deed of Trust dated January 26, 2000 in which Marty Ross Owens is the Grantor; Bishop and Lynch of King County is the Trustee; and American Loan Centers is the Beneficiary, said Deed of Trust was recorded on January 31, 2000 under Skagit County Auditor's recording number 200001310145. The present owner of beneficial interest in said security document by assignment(s)/merger/or name change is Bank One, N.A., f/k/a The First National Bank of Chicago, as Trustee under the Pooling and Servicing Agreement dated as of April 1, 2000, which agreement is dated January 4, 2002 and recorded February 1, 2002 under Skagit County Auditor's recording number 200202010151. Further and by reason of resignation of the previous trustee, Northwest Trustee Services, LLC, a Washington Limited Liability Company, was appointed new trustee in instrument recorded under Auditor's File No. 200202010152. Said Note and Deed of Trust is being assumed by the Grantees and they agree to pay said Note and Deed of Trust according to its terms and conditions. The current principal balance of said Note and Deed of Trust is approximately \$132,200.00.

2. Protective covenants and/or easements, but omitting restrictions, if any, based on race, color, religion or national origin, which covenants and/or easements are dated June 30, 1954 and recorded on July 23, 1954 under Skagit County Auditor's recording number 504323. Said covenants were executed by H. Clair and Lois Moores; C.W. and Florence Vaux and Ralph and June Rohweder.

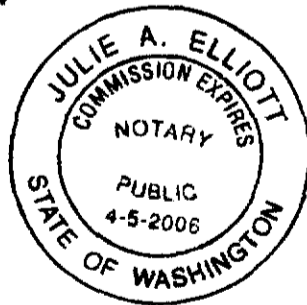
Dated: August <sup>21</sup>~~20~~, 2002.

*Marty Ross Owens*  
MARTY ROSS OWENS

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that MARTY ROSS OWENS signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: August <sup>21</sup>~~20~~, 2002.



*Julie A. Elliott*  
NOTARY PUBLIC in and for the State of  
Washington, residing at EVERETT  
My appointment expires: 4-5-06

JULIE A. ELLIOTT