

AFTER RECORDING MAIL TO:

Bryan Ronk
30969 Lyman Hamilton Highway
Sedro Woolley, WA 98284



200210210171
Skagit County Auditor

10/21/2002 Page 1 of 3 2:36PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00207-02

Statutory Warranty Deed

P102287
LAND TITLE COMPANY OF SKAGIT COUNTY

Grantor(s): Todd R. Knapp and Melinda J. Knapp

Grantee(s): Bryan R Ronk and Dawn M Ronk

Abbreviated Legal:

A ptn of NE1/4 of NE1/4, 18-35-6 E.W.M.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 350618-1-001-0000 P41613

THE GRANTOR Todd R. Knapp and Melinda J. Knapp, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bryan R Ronk and Dawn M Ronk, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

A ptn of NE1/4 of NE1/4, 18-35-6 E.W.M.

Dated October 10, 2002

Todd R. Knapp

Melinda J. Knapp

#4929
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 21 2002

State of Washington }
County of Skagit } SS:

Amount Paid \$1683.00
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Todd R. Knapp and Melinda J. Knapp

~~is~~ are the person(s) who appeared before me, and said person(s) acknowledged that
~~he / she / they~~ signed this instrument and acknowledge it to be ~~his / her / their~~
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/11/02



~~Sharon Garrard~~ Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/05

DESCRIPTION:

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., and the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 18;
thence North $01^{\circ}52'40''$ East along the East line thereof, a distance of 24.43 feet to the North line of Lyman-Hamilton Highway and the point of beginning of this description;
thence continuing North $01^{\circ}52'40''$ East, a distance of 142.24 feet;
thence South $87^{\circ}25'08''$ East, a distance of 0.48 feet to a fence line;
thence North $00^{\circ}02'17''$ East along said fence line, a distance of 33.49 feet which point is approximately 0.6 feet West of the East line of said Section 18;
thence North $03^{\circ}02'56''$ East along said fence line, a distance of 76.99 feet which point is approximately 1 foot East of the East line of said Section 18;
thence North $00^{\circ}39'46''$ East along said fence line, a distance of 145.68 feet which point is approximately 2 feet West of the East line of said Section 18;
thence North $85^{\circ}14'50''$ West parallel with the South line of Highway 20, a distance of 502.83 feet;
thence South $01^{\circ}52'40''$ West parallel with the East line of said Section 18, a distance of 468.86 feet to the North line of Lyman-Hamilton Highway;
thence North $86^{\circ}16'40''$ East along said North line, a distance of 306.15 feet to the point of curvature of a curve to the right having a radius of 4870 feet;
thence Easterly along said curve through a central angle of $2^{\circ}21'20''$, and an arc length of 200.22 feet to the point of beginning of this description.

EXCEPT that portion deeded to Puget Sound and Baker River Railroad Company by Deed recorded July 30, 1907, under Auditor's File No. 63375.

ALSO EXCEPT that portion conveyed to the State of Washington for highway purposes by Deed recorded April 24, 1958, under Auditor's File No. 564479.

Situate in the County of Skagit, State of Washington.



200210210171
Skagit County Auditor

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a
corporation
Purpose: Transmission line
Area Affected: The Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of
Section 18
Dated: May 13, 1925
Recorded: December 16, 1925
Auditor's No.: 189912
Volume 138 of Deeds, page 326



200210210171

Skagit County Auditor

10/21/2002 Page 3 of 3 2:36PM