

When Recorded Return to:
WILLIAM M. TRUMAN, JR.
DIANE M. TRUMAN
18583 West Big Lake Blvd
Mount Vernon WA 98274



200210250040

Skagit County Auditor

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Island Title Company
Order No: BE6634 MKP

C24372

STATUTORY WARRANTY DEED

THE GRANTOR ROBERT L. SAGER and JANICE L. SAGER, husband and wife

for and in consideration of Two Hundred Twenty-Five Thousand and 00/100...(\$225,000.00)
DOLLARS

in hand paid, conveys and warrants to

WILLIAM M. TRUMAN, JR. and DIANE M. TRUMAN, husband and wife

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

Abbreviated legal description: *^{+PTN} Lot 72 "FIRST ADDITION BIG LAKE WATER FRONT
TRACTS" See legal description attached hereto and by reference made a part hereof.

Tax Account No. : ~~330401-0-002-0200-P103388~~
3863-000-072-0102 P62091

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: October 19, 2002

Robert L. Sager 10/23/02
ROBERT L. SAGER Date

Janice L. Sager 10/23/02
JANICE L. SAGER Date

5013
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 25 2002

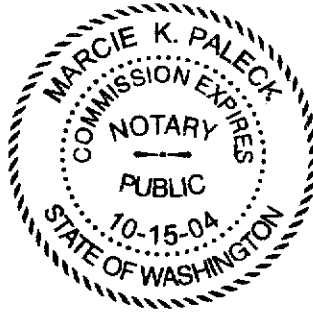
Amount Paid \$ 3442.50
Skagit Co. Treasurer
By hr Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ROBERT L. SAGER and JANICE L. SAGER the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: October 23 2002

Marcie K. Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2004



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EXHIBIT "A"

PARCEL A:

Lot 72 of "FIRST ADDITION BIG LAKE WATER FRONT TRACTS", according to the plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington;

EXCEPT county road;

AND EXCEPT that portion of said tract described as follows:

Beginning at the intersection of the Northwestern line of said Tract 72 and the Northeasterly line of the H.C. Peters Road No. 263 Extension, as conveyed to Skagit County by deed dated June 27, 1947, filed July 15, 1947, as file No. 406624;
Thence South 49°21'30" East along the Northeasterly line of said H.C. Peters Road, 100 feet to the true point of beginning;
Thence North 49°21'30" West along the Northeasterly line of said road 100 feet;
Thence Northeasterly along the Northwestern line of said Tract to the shore line of Big Lake;
Thence Southeasterly along said shore line 100 feet;
Thence Southwesterly in a straight line to the true point of beginning;

AND ALSO EXCEPT that portion of said Tract 72 lying Southwesterly of said H.C. Peters Road No. 263 extension.

TOGETHER WITH that portion of Lot 73 of FIRST ADDITION, BIG LAKE WATER FRONT TRACTS, according to the plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, said lot also shown on Record of Survey filed in Book 2 of Surveys at page 200, under Auditor's File No. 7910250040, being more particularly described as follows:

Commencing at the Northwest corner of said Tract 73;
Thence North 44°42'50" East along the Northerly line of said Tract 73 for a distance of 178.82 feet, more or less, to the Easterly right-of-way margin of a County road known as the H.C. Peters Road;
Thence South 49°21'30" East along said Easterly margin for a distance of 20.00 feet, to the Southeasterly corner of Parcel "B" of that certain property described on Statutory Warranty Deed to Robert L. Sager and Janice C. Sager, husband and wife, recorded under Skagit County Auditor's File No. 8112210049;
Thence North 37°11'54" East along the Southeasterly line of said Sager Parcel "B" for a distance of 81.28 feet to the true point of beginning;
Thence North 44°42'50" East parallel with said Northerly line of Tract 73, 37.42 feet;
Thence North 82°10'33" East, 9.34 feet;
Thence North 44°42'50" East, 25.80 feet;

Continued



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Exhibit "A" continued
Page 2, PARCEL A continued

Thence North 45°17'10" West, 15.00 feet, more or less, to the Northerly corner of said Sager Parcel "B", being a point on the Northerly line of said Tract 73;
Thence South 44°42'50" West along said Northerly line of Tract 73, 112.63 feet;
Thence South 45°17'10" East, 5.00 feet;
Thence North 44°42'50" East, 42.00 feet, to a point bearing North 45°17'10" West, from the true point of beginning;
Thence South 45°17'10" East, 4.32 feet, more or less to the true point of beginning;

PARCEL B:

An easement for access to Lot 72 across a portion of Lots 73 and 74 of FIRST ADDITION, BIG LAKE WATER FRONT TRACTS, according to the plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, said Lot also shown on Record of Survey filed in Book 2 of Surveys, at page 200, under Auditor's File No. 7910250040, being more particularly described as follows:

Commencing at the Northwest corner of said Lot 73;
Thence North 44°42'50" East along the Northerly line of said Lot 73, a distance of 178.82 feet to the Easterly right-of-way margin of a County Road known as the H.C. Peters Road;
Thence South 49°21'30" East along the Easterly line of said County Road a distance of 20.00 feet to the true point of beginning;
Thence South 49°21'30" East along the Easterly margin of said County Road a distance of 53.73 feet;
Thence North 40°38'30" East continuing along said right-of-way margin a distance of 15.00 feet;
Thence South 49°21'30" East along Easterly said right-of-way margin a distance of 100.50 feet;
Thence North 40°38'30" East a distance 20.00 feet;
Thence North 49°21'30" West a distance of 156.34 feet;
Thence South 37°11'54" West a distance of 35.06 feet to the true point of beginning.

ALL Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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