

When Recorded Return to:
THEODORE T. BIRINGER
DONNA R. BIRINGER
4704 Cypress Drive
Anacortes WA 98221



200210310173

Skagit County Auditor

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Island Title Company
Order No: AE8590 JAC

STATUTORY WARRANTY DEED

C24323 ✓

THE GRANTOR JEANNINE M. ZURCHER, as her separate estate

for and in consideration of **Three Hundred Thousand and 00/100...(\$300,000.00)**
DOLLARS

in hand paid, conveys and warrants to **THEODORE T. BIRINGER and DONNA R. BIRINGER,**
husband and wife

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

SEE EXHIBIT A WHICH IS HERETO ATTACHED.

Situated in Skagit County, Washington.

Tax Account No. : 340102-0-007-1100
340102-0-011-0100 P103647


Subject to: Restrictions, reservations and easements of record.

Dated: October 30, 2002


JEANNINE M. ZURCHER Date

5138
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 31 2002

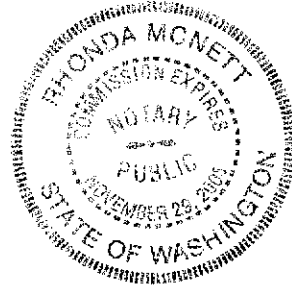
Amount Paid \$ 4590.00
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JEANNINE M. ZURCHER 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 30, 2002

Rhonda McNett
Notary Public in and for the State of Washington
Residing at Anacortes, WA.
My appointment expires: 11/29/05



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EXHIBIT 'A'

Description:

Order No: AE8590 JAC

That portion of Government Lot 4, Section 2, Township 34 North, Range 1 East of the Willamette Meridian, and a portion of Lot 1 of Short Plat No. 17-75, recorded in Book 1 of Short Plats, at page 36, records of Skagit County, Washington, described as follows:

Commencing at the North Quarter corner of said Section 2;
Thence South 0°14' West 723.29 feet to the Northwest corner of Lot 4 of said Short Plat No. 17-75;
Thence South 87°44' West along the North line of said Short Plat a distance of 1,326.18 feet to the Northwest corner of Lot 1 of said Short Plat, being the true point of beginning;
Thence continuing South 87°44' West, a distance of 367.81 feet to the Easterly right of way line of a 40 foot wide county right of way as shown on the plat of Rancho San Juan Del Mar, Division II, as per plat filed in Volume 5 of Plats at page 30, records of Skagit County, Washington;
Thence South 0°14' West along said Easterly right of way line, a distance of 240.00 feet;
Thence North 87°44' East, a distance of 150.00 feet;
Thence South 35°11'17" East 245.37 feet;
Thence South 42°27'38" East, a distance of 332.77 feet to the point on the Westerly right of way line to the Rosario / Havekost Road;
Thence North 41°27'35" East along said right of way line a distance of 240.00 feet to the South line of Marine Drive;
Thence North 48°03'22" West, a distance of 52.66 feet to the beginning of a curve to the right, having a radius of 602.96 feet;
Thence along the arc of said curve through a central angle of 29°47'00", a distance of 313.43 feet;
Thence North 18°15'22" West, a distance of 232.54 feet to the North line of Short Plat No. 17-75;
Thence South 87°44' West, a distance of 25.11 feet to the true point of beginning;

EXCEPT all that portion thereof conveyed to Skagit County for road purposes by deed, recorded May 1, 1984, under Auditor's File No. 8405010029, records of Skagit County, Washington.

ALL Situated in Skagit County, Washington.



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