



200211260133
Skagit County Auditor

11/26/2002 Page 1 of 2 3:14PM

AFTER RECORDING MAIL TO:

DAVID W. HODGES, JULIE H. HODGES
4617 SHARPE ROAD
ANACORTES, WA 98221
A71616

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

Statutory Warranty Deed

THE GRANTOR STEPHEN J. KIDDER, AS HIS SEPARATE ESTATE for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to DAVID W. HODGES and JULIE H. HODGES, husband and wife the following described real estate, situated in the County of SKAGIT, State of Washington:

ABBREVIATED LEGAL; Section 11, Township 34, Range 1; Ptn. SW - SE

"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."

5549

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 26 2002

Amount Paid \$ 5,477.40
Skagit Co. Treasurer
By *[Signature]* Deputy

Assessor's Property Tax Parcel Account Number(s): 340111-3-008-0101 R19175

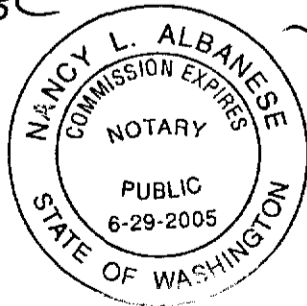
Dated November 20, 2002.

[Signature: Stephen J. Kidder]
STEPHEN J. KIDDER

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss

I certify that I know or have satisfactory evidence that STEPHEN J. KIDDER is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/20/02



[Signature: Nancy L. Albanese]
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 6-29-05

PARCEL "A":

Tract 1, Skagit County Short Plat No. 3-76, approved January 19, 1976 and recorded January 22, 1976, in Volume 1 of Short Plats, page 91, under Auditor's File No. 829049, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 34 North, Range 1 East W.M..

PARCEL "B":

All that portion of Lot 1, Skagit County Short Plat No. 13-80, approved March 18, 1980 and recorded in Volume 4 of Short Plats, page 53, under Auditor's File No. 8003180029, records of Skagit County, Washington, described as follows:

Beginning at a point on the North line of the County road known as Sharpe Road at a point which is 45 feet East of the West line of Lot 1 measured at right angles; thence North 4 degrees 10'54" East 50 feet; thence Westerly 45 feet to the West line of Lot 1; thence South 4 degrees 10'54" West to the North line of the Sharpe Road; thence Northeasterly along said North line to the point of beginning, the same being a portion of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 34 North, Range 1 East W.M., lying Northerly of Sharpe County Road, as it existed on November 17, 1928.

PARCEL "C":

All that portion of Lot 1 of Skagit County Short Plat No. 13-80, approved March 18, 1980 and recorded in Volume 4 of Short Plats, page 53, under Auditor's File No. 8003180029, records of Skagit County, Washington, lying West of the centerline of that certain easement described under Auditor's File No. 784132, records of Skagit County, Washington;

EXCEPT all that portion thereof described as follows:

Beginning at a point on the North line of the County road known as Sharpe Road at a point which is 45 feet East of the West line of Lot 1 measured at right angles; thence North 4 degrees 10'54" East 50 feet; thence Westerly 45 feet to the West line of Lot 1; thence South 4 degrees 10'54" West to the North line of Sharpe Road; thence Northeasterly along said North line to the point of beginning, the same being a portion of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 34 North, Range 1 East W.M., lying Northerly of Sharpe County Road, as it existed on November 17, 1928.



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