



200211270272

Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name MICHAEL GOODMAN

Address 12106 SR 530

City, State, Zip ROCKPORT, WA 98283

Filed for Record at Request of:
INTEGRITY ESCROW
120 NW 189TH STREET
SHORELINE, WA 98177

LAND TITLE COMPANY OF SKAGIT COUNTY

P103813

STATUTORY WARRANTY DEED

THE GRANTOR(S) KATHLEEN M. COBURN, a single woman, for and in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION, in hand paid, conveys, and warrants to MICHAEL GOODMAN AND DOREEN GOODMAN, husband and wife, the following described real estate, situated in the County of SKAGIT, state of Washington:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT SCHEDULE A-1 AND INCORPORATED HEREIN BY THIS REFERENCE.

SUBJECT TO: SPECIAL EXCEPTIONS AS SET FORTH IN SCHEDULE B-1 ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

LEGAL: LOT 4, SAUK RIVER SITES IN 1&2-34-9 E W.M.

Assessor's Property Tax Parcel/Account Number: 340901-2-001-0617,
340902-1-001-0618,
340901-0-009-0118.

Dated November 19, 2002.

50102

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 27 2002

Amount Paid \$ 1025.10
Skagit Co. Treasurer

By Deputy

KATHLEEN M. COBURN

STATE OF WASHINGTON)

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that KATHLEEN M. COBURN (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: NOVEMBER 19, 2002.

ELIZABETH M. BLAUERT

Notary Public in and for the state of WASHINGTON

My appointment expires: 10-30-04



DESCRIPTION:

That portion of Sections 1 and 2, Township 34 North, Range 9 East, W.M., being more particularly described as follows:

Beginning at the North $\frac{1}{4}$ corner of said Section 1;
thence North $89^{\circ}20'18''$ West along the North line of said Section 1, a distance of 1,361.11 feet to the Westerly margin of the County Road known as East Sauk Road;
thence South $12^{\circ}34'11''$ East along said Westerly margin, 630.00 feet to the true point of beginning;
thence continue along said Westerly margin South $12^{\circ}34'11''$ East 590.00 feet;
thence North $89^{\circ}15'41''$ West 353.61 feet;
thence North $12^{\circ}34'11''$ West, 559.17 feet;
thence North $89^{\circ}15'41''$ West, 725.23 feet;
thence South $12^{\circ}34'11''$ East, 167.90 feet;
thence North $89^{\circ}15'41''$ West, 3,700 feet, more or less, to the intersection with the line of ordinary high water on the Easterly bank of the Sauk River;
thence in a Northerly direction along said line of ordinary high water, 200 feet, more or less, to a point which bears North $89^{\circ}15'41''$ West from the true point of beginning;
thence South $89^{\circ}15'41''$ East, 4,670 feet, more or less, to the true point of beginning. (Also known as Lot 4 of the survey of Sauk River Sites, as recorded November 1, 1993, under Auditor's File No. 9311010084.)

TOGETHER WITH an easement 60.00 feet wide for ingress, egress and utility purposes over, under, across and through that portion of the Northwest $\frac{1}{4}$ of Section 1, Township 34 North, Range 9 East, W.M., lying 30.00 feet on each side of the following described centerline:

Beginning at the North $\frac{1}{4}$ corner of said Section 1;
thence North $89^{\circ}20'18''$ West along the North line of said Section 1, a distance of 1,361.11 feet to the Westerly margin of the County road known as East Sauk Road;
thence South $12^{\circ}34'11''$ East, along said Westerly margin, a distance of 630.00 feet to the true point of beginning of said centerline;
thence North $89^{\circ}15'41''$ West, a distance of 750.00 feet to the terminus of this centerline.

Situate in the County of Skagit, State of Washington.



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EXCEPTIONS:

A. Any questions that may arise due to shifting or changing in course of the Sauk River and/or McLeod Slough.

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Electric transmission system
In Favor Of: City of Seattle
Recorded: June 21, 1923
Volume/Page: Volume 129 of Deeds, page 378
Affects: A 150 foot wide strip of land
(Affects easement portion only)

C. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the Sauk River.

D. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Present and future owners of Tracts 1 through 14, inclusive
Purpose: For a community recreational area
Area Affected: That portion of said property that lies Westerly of the Army Corps of Engineer's Flood Line to the Sauk River
Dated: June 24, 1987
Recorded: August 10, 1987
Auditor's No.: 8708100041

F. EASEMENT SHOWN ON SURVEY OF SAUK RIVER SITES:

Recorded: November 1, 1993
Auditor's No.: 9311010084
For: Access and utilities
Affects: As shown on survey



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