

AFTER RECORDING MAIL TO:
Edward A. Guadamuz
1629 Old Highway 99 North
Burlington, WA 98233



200212030093
Skagit County Auditor

12/3/2002 Page 1 of 2 3:36PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-103611-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): James D. Ross, Linda S. Ross
Grantee(s): Edward A. Guadamuz, Denise D. Guadamuz
Abbreviated Legal: Lot 6, Block 5, ALGER, SKAGIT COUNTY, WASHINGTON, PLAT OF,
records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4042-005-006-0100/P118109

THE GRANTOR JAMES D. ROSS and LINDA S. ROSS, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to EDWARD A. GUADAMUZ and DENISE D. GUADAMUZ,
husband and wife
the following described real estate, situated in the County of Skagit , State of Washington:
See Attached Exhibit A

5058
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 03 2002

Amount Paid \$ 1055.70
Skagit Co. Treasurer
By Deputy

Dated this 26th day of November, 2002

By James D. Ross

By _____

By Linda S. Ross

By _____

STATE OF WASHINGTON }
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that JAMES D. ROSS AND LINDA S. ROSS
is the person s who appeared before me, and said
person s acknowledged that they signed this instrument and acknowledged it to be they free and
voluntary act for the uses and purposes mentioned in the instrument.

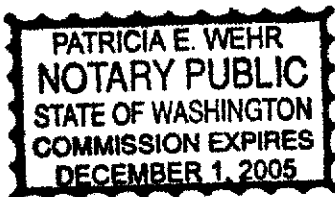
Dated: November 26th 2002

PATRICIA E. WEHR

Notary Public in and for the State of WASHINGTON

Residing at Camano Island

My appointment expires: 12/01/2005



Schedule "A-1"

DESCRIPTION:

That portion of Lot 4, Lot 5 and Lot 6, in Block 5, "PLAT OF ALGER, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington, lying Easterly of the following described line:

Beginning at the intersection of the North line of said Lot 6 and the Northeasterly right of way line of Old Highway 99 as shown on Survey filed in Volume 19 of Surveys, page 190, under Skagit County Auditor's File No. 9710150048;

thence South 35°55'58" East along said right of way, a distance of 34.80 feet;

thence North 89°04'51" East parallel with the North line of said Lot 6, a distance of 195.62 feet;

thence South 36°40'43" East, a distance of 80.64 feet;

thence South 22°49'40" East, a distance of 163.00 feet to the South line of the property shown on said survey;

thence North 88°54'18" East along said South line, a distance of 185.64 feet to the point of beginning of this line description;

thence North 35°55'59" West, a distance of 298.65 feet to the North line of said Lot 6 and the terminus of this line description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through that portion of the North 35 feet of said Lot 6, lying Westerly of the above described line.

(Also known as Lot 6 of that certain Survey recorded July 24, 2002, under Auditor's File No. 200207240001.)

Situate in the County of Skagit, State of Washington.



200212030093
Skagit County Auditor

12/3/2002 Page 2 of 2 3:36PM