



200301270001

Skagit County Auditor

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AFTER RECORDING MAIL TO:

Mr. Clarence B. Jones
14037 Avon Allen Road
Mount Vernon, WA 98273

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 104750-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Mary Jo Dellinger
Grantee(s): Clarence B. Jones

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 351013-0-026-0002/P45222, P45222, 351013-0-029-0009/P45226, P45226, 351013-0-030-0006/P45227, P45227, 351013-2-031-0005/P45228, P45228

an unmarried woman
THE GRANTOR MARY JO DELLINGER, as her separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **CLARENCE B. JONES**, a single man the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated January 21, 2003

Mary Jo Dellinger

308

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 27 2003

Amount Paid \$ 1197.50
Skagit Co. Treasurer

By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Dated: January 27, 2003

Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2003



EXHIBIT A

Schedule "A-1"

DESCRIPTION:

PARCEL "A":

That portion of Government Lot 4 in Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at a point where the West line of said Government Lot 4 intersects the centerline of the State Highway as the said existed on April 15, 1941;
thence North 42° East along said centerline a distance of 499 feet 8 inches to the most Southerly point of that certain tract described in deed to Florence C. Lemon dated September 22, 1952, and recorded October 6, 1952, under Auditor's File No. 480678;
thence North 45°30' West a distance of 153.5 feet, more or less, to the Southeasterly margin of the City of Seattle's transmission system right of way as referred to in deed executed by the City of Seattle dated April 21, 1953, and recorded May 9, 1953, under Auditor's File No. 488087;
thence North 38°54' East along said right of way a distance of 172 feet, more or less, to the most Westerly corner of that certain tract conveyed to Tal D. Stafford et ux by deed dated April 12, 1960, and recorded April 13, 1960, under Auditor's File No. 593145;
thence South 45°30' East along the West line of said Stafford tract a distance of 153.5 feet, more or less, to the centerline of said State Highway;
thence Southwesterly along said centerline to the true point of beginning,

EXCEPT that portion thereof lying within the boundaries of the State Highway.

Situate in the County of Skagit, State of Washington.

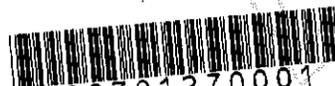
PARCEL "B":

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the point where the West line of said lot intersects the centerline of the State Highway as the same existed on April 15, 1941;
thence North 42° East 439 feet and 8 inches along the centerline of said highway to the true point of beginning of this description;
thence from said point of beginning run Northeasterly along the centerline of said Highway 60 feet;
thence North 45°30' West 130 feet;
thence Southwesterly parallel with the centerline of said Highway 60 feet;
thence South 45°30' East 130 feet, more or less, to the point of beginning,

EXCEPT that portion thereof lying within the boundaries of the State Highway.

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DESCRIPTION CONTINUED:

PARCEL "C":

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at a point where the West line of said Lot 4 intersects the centerline of State Highway as now located;
thence North 42° East 369 feet 8 inches along the centerline of said State Highway to the true point of beginning;
thence Northeasterly along the centerline of State Highway 70 feet;
thence North 45 ½ ° West 130 feet;
thence in a Southwesterly direction parallel to the centerline of State Highway, 70 feet;
thence Southeasterly to the point of beginning,

EXCEPT State Highway.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at a point where the West line of said Government Lot 4 intersects with the centerline of the State Highway (SR 20), said point being 1,338 feet Southerly as measured along the West line of said Section 13, from the Northwest corner thereof;
thence North 42°00'00" East along the centerline of said State Highway a distance of 337.67 feet to the true point of beginning;
thence continuing North 42°00'00" East along the centerline of said highway a distance of 32.00 feet;
thence North 45°30'00" West a distance of 130 feet;
thence South 42°00'00" West parallel to the centerline of said State Highway a distance of 32.00 feet;
thence South 45°30'00" East a distance of 130.0 feet to the true point of beginning.

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Schedule B-1

EXCEPTIONS:

- A. Reservation contained in deeds from the City of Seattle recorded July 20, 1953, and May 9, 1953, under Auditor's File Nos. 488087 and 4991107, respectively, as follows:

"The City of Seattle reserves for itself and its assigns the right and privilege at all times to cut and remove all dangerous trees on said property which by falling would endanger the City's Transmission Lines."

(Affects Parcels "A" and "D")