



200302070135
Skagit County Auditor

2/7/2003 Page 1 of 4 11:39AM

WHEN RECORDED RETURN TO:

JAMES E. ANDERSON P.S.
P.O. BOX 727
ANACORTES, WA 98221

Island Title Co.

WARRANTY DEED

GRANTORS: C. RICHARD KIRKWOOD, a single man and dealing in his separate property and MARY E. KIRKWOOD, a single woman dealing in her separate property

GRANTEES: HAROLD GRAY HAWKEN and CAROLYN BROWN HAWKEN, husband and wife

LEGAL DESCRIPTION: Tract B of SKAGIT COUNTY SHORT PLAT NO. 103-77, as approved January 30, 1978, and recorded January 31, 1978, in Volume 2 of Short Plats, pages 191 and 192, under Auditor's File No. 873015, records of Skagit County, Washington; being a portion of Map of Fidalgo City, according to the plat thereof recorded in Volume 2 of Plats, page 113 and a portion of Government Lot 3, Section 18, Township 34 North, Range 2 East of the Willamette Meridian.

SUBJECT TO the reservation of an exclusive easement for the installation, repair and maintenance of a septic drainfield as described on Exhibit 1 which is attached hereto and incorporated by reference herein which shall be for the use and benefit of Mary E. Kirkwood, her heirs, successors and assigns as the owner of the real property described under "dominant tenement" on Exhibit 1.

TAX PARCEL NO: 340218-0-016-0109, P20478

THE GRANTORS, C. RICHARD KIRKWOOD, a single man dealing in his separate property and MARY E. KIRKWOOD, a single woman dealing in her separate property, in consideration of Six Hundred Twenty-five Thousand Dollars (\$625,000), warrant and convey unto HAROLD GRAY HAWKEN and CAROLYN BROWN HAWKEN, husband and wife, the GRANTEES, the above described real property located in Skagit County, Washington.

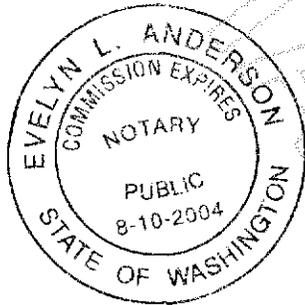
The subject property shall be subject to the easement referred to above and as also made of record by that certain "Declaration of Easement" filed with the Skagit County Audi-

WARRANTY DEED - 1

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that HAROLD GRAY HAWKEN and CAROLYN BROWN HAWKEN are the persons who appeared before me, and they acknowledged they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATE: 1-31-03



Evelyn L. Anderson
Notary Public in and for the State
of Washington, residing at
Law
My Appointment expires: 8-10-2004



EXHIBIT 1
Exhibit for Septic System

Servient Tenement (subject to easement)

Tract B of SKAGIT COUNTY SHORT PLAT NO. 103-77, as approved January 30, 1978, and recorded January 31, 1978, in Volume 2 of Short Plats, pages 191 and 192, under Auditor's File No. 873015, records of Skagit County, Washington; being a portion of Map of Fidalgo City, according to the plat thereof recorded in Volume 2 of Plats, page 113 and a portion of Government Lot 3, Section 18, Township 34 North, Range 2 East of the Willamette Meridian.

Dominant Tenement

A tract of unplatted land lying North of Block 50 and West of Block 34, MAP OF FIDALGO CITY, Skagit County, Washington, as per plat recorded in office of the County Auditor of Skagit County, Washington, in Volume 2 of Plats, page 114, being a portion of Government Lot 3 in Section 18, Township 34 North, Range 2, East of the Willamette Meridian, described as follows:

Beginning at the intersection of the North line of 9th Street as established by the South line of Block 34 in said plat, produced West, and the East line of Lexington Avenue as platted in said plat, produced North;
thence North along the East line of Lexington Avenue produced 195 feet;
thence East 115 feet;
thence South 195 feet to the North line of 9th Street produced;
thence West 115 feet to the point of beginning;

ALSO, that portion of the East Half of vacated Lexington Avenue shown on the plat of "City of Fidalgo Skagit County and Territory of Washington", according to the plat recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington, lying North of the North line of 9th Street;

Septic system easement area

Beginning at the Southwest corner of the above Servient tenement, thence North 45° East for a distance of 58 feet, thence North 40° West approximately 67 feet more or less to a point on the west line of said parcel which is North of the point of beginning, thence South to the Point of Beginning.

Situate in Skagit County, Washington.

EXHIBIT 1



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