

AFTER RECORDING MAIL TO:

Brandon Atkinson
12345 Bayhill Drive
Burlington, WA 98233



200303030144
Skagit County Auditor
3/3/2003 Page 1 of 2 211:25AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 105127-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Charles H. Ferguson and Marilyn J. Ferguson
Grantee(s): Brandon Atkinson and Kate S. Atkinson

Abbreviated legal: Tr. 1 SP 40-77 in Tr. 49 Burl. Acreage
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3867-000-049-2005/P62636

THE GRANTOR CHARLES H. FERGUSON and MARILYN J. FERGUSON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BRANDON ATKINSON and KATE S. ATKINSON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to: Paragraphs A through F, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 150127-PE and Full 2003 taxes.

Dated February 21, 2003

Charles H. Ferguson
Charles H. Ferguson

Marilyn J. Ferguson
Marilyn J. Ferguson

959
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

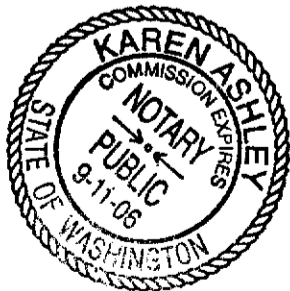
MAR 08 2003

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 1,7602²⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

I certify that I know or have satisfactory evidence that Charles H. Ferguson and Marilyn J. Ferguson the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 25, 2003



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

Schedule "A-1"

DESCRIPTION:

Tract 1 of Skagit County Short Plat No. 40-77, approved July 20, 1977, and recorded July 21, 1977 in Book 2 of Short Plats, page 88, under Auditor's File No. 861106, being a portion of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;

TOGETHER WITH an undivided 1/3 interest in the following described tract:

That portion of the South 332 feet of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying within a strip of land 25 feet in width, the Easterly line of which is contiguous to the following described right-of-way line:

Beginning at a point opposite Highway Engineer's Station 330 + 50, on the centerline survey of State Highway Route No. 5, Skagit River to Junction SR 20 and 175 feet Westerly therefrom; thence Northeasterly to a point opposite Highway Engineer's Station 334 + 93.95 on said centerline survey and 119.51 feet Westerly therefrom and the end of this right-of-way line description.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that portion of the above noted Short Plat shown as "Brady Lane", on the face thereof, EXCEPT that portion thereof lying within the main tract above described.

Situate in the County of Skagit, State of Washington.

