

AFTER RECORDING MAIL TO:

Name PAT DANA, SUSAN K. DANA
Address 3602 6TH AVENUE WEST
City, State, Zip SEATTLE, WA 98119-1515
00073613

Filed for Record at Request of First American Title of Skagit County



200304250213
Skagit County Auditor

4/25/2003 Page 1 of 2 4:09PM

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

73613E-3

THE GRANTOR GREGORY A. KREIDER and DAWNELL C. KREIDER, Husband and Wife for and in consideration of **Ten Dollars and other valuable consideration** in hand paid, conveys and warrants to **PAT DANA and SUSAN K. DANA, Husband and Wife** the following described real estate, situated in the County of **SKAGIT**, State of Washington:

See Exhibit A attached hereto and made a part hereof. (Schedule C.)

Abbr Legal: Portion NW 1/4 N/E 1/4 Sec. 36, Twmp. 34 N R4 EWM

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The Grantors herein reserve a non-exclusive easement for sewer purposes over, under and through the Westerly 20 feet of the subject property as measured parallel with State Highway No. 9, said easement to be conveyed or dedicated to Skagit County Sewer District No. 2.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

176dp
APR 25 2003

Amount Paid \$ 2779.90
Skagit Co. Treasurer
By [Signature] Deputy

Assessor's Property Tax Parcel Account Number(s): 340436-0-069-0002 P29946

Dated April 23, 2003.

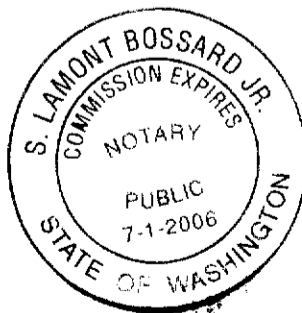
[Signature]
GREGORY A. KREIDER
[Signature]
DAWNELL C. KREIDER

STATE OF WASHINGTON }
COUNTY OF Skagit } ss

I certify that I know or have satisfactory evidence that **GREGORY A. KREIDER and DAWNELL C. KREIDER** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 23, 2003.

[Signature]
Notary Public in and for the State of Washington
Residing at Seattle
My appointment expires: 7/1/2006



SCHEDULE "C"

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the Easterly margin of State Route No. 9, being 30.00 feet Easterly of the centerline, (called County Road in previous descriptions), 25 feet North of its intersection with the South line of said Northwest 1/4 of the Northeast 1/4; thence South 89 degrees 06' 52" East (called East in previous descriptions) parallel with said South line, 162.00 feet; thence South 0 degrees 53' 08" West (called South in previous descriptions), 25.00 feet, more or less, to said South line of the Northwest 1/4 of the Northeast 1/4; thence South 89 degrees 06' 52" East (called East in previous descriptions) along said South line, 94.99 feet (called 95 feet in previous descriptions) to the Southwest corner of the Plat of Nookachamps Hills P.U.D., per plat recorded in Volume 17 of Plats, Pages 27 to 31, records of Skagit County, Washington; thence North 0 degrees 53' 08" East (called North in previous descriptions), along a West line of said Plat of Nookachamps Hills P.U.D., 575.00 feet, more or less, to the North line of the South 575.00 feet of said Northwest 1/4 of the Northeast 1/4, also being a corner of said Plat of Nookachamps Hills P.U.D.; thence North 89 degrees 06' 52" West (called West in previous descriptions), along said North line of the South 575.00 feet, also being the South line or South line extended of said Plat of Nookachamps Hills P.U.D., 512.26 feet, more or less, (called 575 feet, more or less, in previous descriptions) to said Easterly margin of State Route No. 9; thence South 24 degrees 00' 41" East (called Southeasterly in previous descriptions), along said Easterly margin of State Route No. 9, 38.30 feet to the TRUE POINT OF BEGINNING; thence North 68 degrees 13' 44" East 179.08 feet; thence South 27 degrees 49' 11" East for a distance of 39.04 feet, more or less, to said North line of the South 575.00 feet; thence South 89 degrees 06' 52" East along said North line for a distance of 27.23 feet; thence South 0 degrees 53' 08" West for a distance of 133.99 feet to a point on a non-tangent curve; thence along the arc of said curve to the left, concave to the South, having an initial tangent bearing of South 80 degrees 34' 31" West, a radius of 450.00 feet, through a central angle of 19 degrees 14' 22", an arc distance of 151.11 feet, more or less, to said Easterly margin of State Route No. 9, at a point bearing South 24 degrees 00' 41" East from the TRUE POINT OF BEGINNING; thence North 24 degrees 00' 41" West along said Easterly margin for a distance of 165.94 feet, more or less to the TRUE POINT OF BEGINNING.

(The above described parcel to be known as Lot 1 of Skagit County Long Card No. PL-01-0523.)



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Skagit County Auditor