



200305140170
Skagit County Auditor

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When Recorded Return to:
CHELSEA TRUST
Dennis L. Duban
4250 Wilshire Boulevard
Los Angeles CA 90010

Island Title Company
Order No: AE9031 JAC

C26361 ✓

STATUTORY WARRANTY DEED ✓

THE GRANTOR MADGE WELCH, sole director of WESTSIDE PROPERTIES, INC., a Washington Dissolved Corporation

for and in consideration of Seventy-Five Thousand and 00/100...(\$75,000.00) DOLLARS
in hand paid, conveys and warrants to

DENNIS L. DUBAN and KEVIN MONTGOMERY CO-TRUSTEES OF THE CHELSEA TRUST

the following described real estate, situated in the County of Skagit, State of Washington:

ABBREVIATED LEGAL: Tracts A and B of Survey, Vol. 1, Pg. 57, AF#801343 in NW NE, Sec. 15, T34N, R1EWM.

COMPLETE LEGAL DESCRIPTION AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

Tax Account No. : 340115-1-004-0808 P19502 340115-1-004-1004 P19504

Subject to: Restrictions, reservations and easements of record.

Dated: April 21, 2003

#2295
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 14 2003

WESTSIDE PROPERTIES, INC.

Amount Paid \$ 1147.50
Skagit Co. Treasurer
By [Signature] Deputy

Madge Welch 5/1/03
By Madge Welch Date
Sole Director

By _____ Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Madge Welch the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Sole Director of WESTSIDE PROPERTIES, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 5-7-03

Jean A. Crandall
Notary Public in and for the State of Washington
Residing at Millbrook
My appointment expires: 5-14-05



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Island Title Company

EXHIBIT 'A'

Description:

Order No: AE9031 JAC

A portion of the Northwest Quarter of the Northeast Quarter of Section 15, Township 34 North, Range 1 East of the Willamette Meridian, being also a portion of Tracts A and B, as shown on that survey record in Volume 1 of Surveys, at page 57, as Auditor's File No. 801343, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract B;
Thence North 88°58'47" West, a distance of 73.41;
Thence North 47°23'46" West, a distance of 270.17 feet;
Thence North 89°03'22" East, a distance of 139.32 feet;
Thence North 0°56'38" West, a distance of 384.45 feet to the Southerly right-of-way line of the Biz Point county road;
Thence Easterly on a curve to the left having a radius of 984.93 feet and a central angle of 5°32'59" through an arc length of 95.40 feet to the center of a stream;
Thence Southerly along the center of said stream a distance of 115 feet more or less to a point on the East line of Tract B which lies 115.00 feet South of the Northeast corner of said Tract B;
Thence continuing Easterly and Southerly along the center of said creek a distance of 230 feet;
Thence South 89°03'22" West a distance of 20 feet to the East line of said Tract B which lies 292.57 feet North of the Southeast corner thereof;
Thence South 0°56'38" East along the East line of said Tract B, a distance of 292.57 feet to the point of beginning.

Situated in Skagit County, Washington



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