



200305280148

Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name CHARLES D. PENTTILA, PATRICIA L. MALLORY
Address P.O. BOX 334
City, State, Zip BOW, WA 98232
00074023

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

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

74073E

THE GRANTOR RANDAL D. MUNSKE for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to CHARLES D. PENTTILA and PATRICIA L. MALLORY, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

The South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 35 North, Range 4 East, W.M.; EXCEPT that right-of-way conveyed to Skagit County for Union Road, by Deed dated April 29, 1924 and recorded under Auditor's File No. 177328;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under Erna Lane, as delineated on the face of Skagit County Short Plat No. 97-51, approved March 11, 1999 and recorded as Auditor's File No. 9903180008;

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as reserved in deed recorded as Auditor's File No. 200204090176 over, across and under the following described portion of Lot 3 of said short plat:

Begin at the Southwest corner of said Lot 3; thence East along the South line of said Lot 3, a distance of 86 feet; thence Northwesterly to a point on the West line of said Lot 3, which lies 86 feet North of the point of beginning; thence South along said West line, 86 feet to the point of beginning.

The Grantor, as holder of both the Grantor's and Grantee's interest in that certain Agreement recorded under Auditor's File No. 200008210143, hereby declares said Agreement to be null and void.

The Grantor further declares that the subject property is conveyed subject to those certain codes, covenants and restrictions recorded under Auditor's File No. 200104110125.

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.

Accepted and Approved by Grantees:

Charles D. Penttila

Patricia L. Mallory

2542
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 28 2003

Amount Paid \$ 1989.00
Skagit County Treasurer
By: *mam* Deputy

Assessor's Property Tax Parcel Account Number(s): 350411-1-007-0003 P36177

Dated May 28th, 2003.

RANDAL D. MUNSKE

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss

I certify that I know or have satisfactory evidence that **RANDAL D. MUNSKÉ** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 27th, 2003.

Linda Remick

Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: 6-7-04



UNOFFICIAL DOCUMENT



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