



200306020303

Skagit County Auditor

6/2/2003 Page

1 of

4 4:08PM

RETURN TO:

LAW OFFICE
of

BRADFORD E. FURLONG, P.S.
825 CLEVELAND AVENUE
MOUNT VERNON, WASHINGTON 98273
(360) 336-6508

106459
LAND TITLE COMPANY OF SKAGIT COUNTY

Document Title: Statutory Warranty Deed

Reference number of documents assigned or released: N/A

Grantor: Skagit Land Trust, a Washington non-profit corporation

Grantee: Douwe Dykstra, a single person, as his separate property

Partial Legal Description: (Full legal attached to Exhibit A of deed.)

a ptn of SE ¼, 18-35-4 E. W.M.

Assessor's Parcel/Tax I.D. Number: 350418-4-003-0004 P36867; 350418-4-002-0005 P36866;
350418-4-007-0000 P 36872; 350418-4-001-0006 P36864; 350418-4-001-0105 P36865

STATUTORY WARRANTY DEED

The Grantor, Skagit Land Trust, a non-profit corporation qualified to do business in the state of Washington, for and in the consideration of Ten Dollars (\$10) and other consideration in hand paid, conveys and warrants to Grantee, Douwe Dykstra, a single person, as his separate property, the following described real estate:

[See Legal Description attached as Exhibit A.]

SUBJECT TO:

1. Easement dated March 11, 1987, recorded on June 22, 1987, under Skagit County Auditor's File No. 8706220019;
2. Easement dated June 23, 1987, recorded on August 11, 1987, under Skagit County Auditor's File No. 8708110032;
3. Easement dated February 19, 1987, recorded on March 12, 1987, under Skagit County Auditor's File No. 8703210011;
4. Easement dated June 10, 1987, recorded on July 20, 1987, under Skagit County Auditor's File No. 8707200062;
5. Grant Deed of Conservation Easement dated June 2, 2003, recorded on June 2, 2003, under Skagit County Auditor's File No. 200306020302.

Dated this 2nd day of June 2003.

SKAGIT LAND TRUST

BY: John S. Milnor - President
John Milnor, President

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

On this 2nd day of June 2003 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John Milnor to me known to be the President of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

A circular notary seal for Doreen Schomberg, a Notary Public in the State of Washington. The seal features the text "DOREEN SCHOMBERG" at the top, "COMMISSION EXPIRES 9-30-06" on the right, "NOTARY PUBLIC" in the center, and "STATE OF WASHINGTON" at the bottom. The seal is stamped over the bottom portion of the document.

Notary Public in and for the State of Washington

Residing at: Edw Walker

Printed Name: Doreen Schuenfeldt



200306020303
Skagit County Auditor

Exhibit A

PARCEL "A":

The East 5.5 acres of the West ½ of the Southeast ¼ of Section 18, Township 35 North, Range 4 East, W.M., EXCEPT the South 25 feet thereof as conveyed to Skagit County for road purposes by Deed dated June 11, 1892, and recorded July 16, 1892, under Auditor's File No. 9037, in Volume 23 of Deeds, page 436, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The East ½ of the Southeast ¼ of Section 18, Township 35 North, Range 4 East, W.M., EXCEPT that certain 100 foot wide strip of land conveyed to the State of Washington for State Road No. 1, by Deed dated May 2, 1935, and recorded August 7, 1935, under Auditor's File No. 271688, in Volume 167 of Deeds, page 567, records of Skagit County, Washington, EXCEPT the South 25 feet thereof as conveyed to Skagit County for road purposes by Deed dated June 11, 1892, and recorded July 16, 1892, under Auditor's File No. 9037, in Volume 23 of Deeds, page 436, records of Skagit County, Washington.

ALSO EXCEPT that portion thereof lying within the existing as-built County road right of way known as the Green Road, AND ALSO EXCEPT the two following described portions thereof:

- 1.) Beginning at the intersection of the South line of the Southeast ¼ with the Westerly line of the County road known as the Green Road running along the East line of said Southeast ¼;
thence Northerly along the West line of said road, 374.56 feet to the true point of beginning;
thence Westerly at right angles to said road, 200 feet;
thence Northerly parallel with the West line of said road, 518.6 feet;
thence Easterly 200 feet to the West line of said road;
thence Southerly along said road, 518.6 feet to the true point of beginning.
- 2.) Beginning at the intersection of the South line of said subdivision with the Westerly line of the County road known as Green Road running along the East line thereof;
thence Northerly along the West line of said road, 592.36 feet;
thence Westerly at right angles to said road, 200 feet to the true point of beginning;
thence continuing Westerly at right angles to said road, 30 feet;
thence Northerly parallel with the West line of said road, 300.8 feet;
thence Easterly 30 feet to a point 200 feet West of, when measured at right angles, to said County road;
thence Southerly, 300.8 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

2681
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

-continued-



200306020303
Skagit County Auditor

JUN 02 2003
Amount Paid \$ 3396.60
Skagit Co. Treasurer
By [Signature] Deputy

Exhibit A

PARCEL "C":

The West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 4 East, W.M., EXCEPT the East $5\frac{1}{2}$ acres thereof, EXCEPT County Road commonly known as the Dahlstedt Road along the South line thereof, ALSO EXCEPT that portion thereof lying within that certain tract condemned by the State of Washington for Primary State Highway No. 1 by Decree entered January 24, 1963, in Skagit County Superior Court Cause No. 26648,

ALSO EXCEPT those portions lying within and Southwesterly of the right of way of the Seattle and Montana Railway Company as created by Deed recorded on November 30, 1901, in Volume 43 of Deeds, page 508.

Situate in the County of Skagit, State of Washington.

End of Exhibit A



200306020303

Skagit County Auditor

6/2/2003 Page

4 of

4 4:08PM