

**AFTER RECORDING MAIL TO:**

Ms. Agnes J. Rowley  
23143 Lanyard Lane  
Mount Vernon, WA 98274



200306230022

Skagit County Auditor

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Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 107412-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Dianne Edmonds Goddard and Dennis A. Edmonds

Grantee(s): Agnes J. Rowley

*ptn. gov. Lot 3, 36-34-4 E.W.M.*

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 340436-0-037-0001/P29910

THE GRANTOR DIANNE EDMONDS GODDARD and DENNIS A. EDMONDS, wife and husband for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **AGNES J. ROWLEY**, a married person as her separate property the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Dated June 16, 2003

Dennis A. Edmonds

Dianne Edmonds Goddard

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*#3010*

*JUN 23 2003*

STATE OF Washington }  
COUNTY OF Skagit } SS:

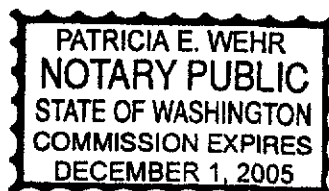
Amount Paid \$ *3213<sup>00</sup>*  
Skagit Co. Treasurer  
By Deputy

I certify that I know or have satisfactory evidence that **Dianne Edmonds Goddard and Dennis A. Edmonds**

the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/19/03

Patti Wehr



Notary Public in and for the State of Washington  
Residing at Camano Island

My appointment expires: 12/01/2005

Policy No.:

Order No.:

Schedule "A-1"

**DESCRIPTION:**

**PARCEL "A":**

That portion of Government Lot 3, Section 36, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the point of intersection of the East line of the 60 foot County road, with the North line of said Government Lot 3;  
thence North 89°56'45" East along the North line of said Government Lot 3 for 111.02 feet;  
thence South 26°05'30" West for 128.34 feet;  
thence North 59°11'30" West for 100 feet to the East line of the County road;  
thence North 26°05'30" East for 71.20 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That portion of Government Lot 3, Section 36, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the point of intersection of the East line of the 60 foot County road with the North line of said Government Lot 3;  
thence North 89°56'45" East along the North line of said Government Lot 3 for 111.02 feet to the true point of beginning for this description;  
thence North 89°56'45" East for 102.85 feet;  
thence South 26°05'30" West for 136.79 feet;  
thence South 78°10' West for 65.46 feet;  
thence North 59°11'30" West for 40.83 feet;  
thence North 26°05'30" East for 128.34 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

**PARCEL "C":**

A non-exclusive easement for ingress and egress over and across an existing roadway, as now located in Government Lot 3, Section 36, Township 34 North, Range 4 East, W.M., and described as follows:

Beginning at the point of intersection of the East line of the 60 foot County road with the North line of said Government Lot 3;  
thence South 26°05'30" West along said road, a distance of 71.20 feet to the true point of beginning for this description;  
thence South 59°11'30" East for 140.83 feet;  
thence North 78°10' East for 65.46 feet;  
thence North 26°05'30" East for 125.86 feet;  
thence South 63°54'30" East for 25 feet;  
thence South 26°05'30" West for 138.06 feet;  
thence South 78°10' West for 65.26 feet;  
thence North 59°11'30" West for 166.09 feet to the Easterly line of the 60 foot County road;  
thence North 26°05'30" East for 10 feet to the true point of beginning.



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Policy No.:

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DESCRIPTION CONTINUED:

PARCEL "C" continued:

Also, a 6 foot wide easement for pedestrian access and beach use over and across the Northerly 6 feet of the following described property:

That portion of Government Lot 3, Section 36, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the point of intersection of the East line of the 60 foot County road, with the North line of said Government Lot 3;  
thence North  $89^{\circ}56'45''$  East along the North line of said Government Lot 3 for 213.87 feet;  
thence South  $26^{\circ}05'30''$  West for 10.93 feet;  
thence South  $63^{\circ}54'30''$  East for 25 feet to the true point of beginning for this description;  
thence South  $63^{\circ}54'30''$  East for 199 feet, more or less, to a point on the Westerly shoreline of Big Lake, said point being 112 feet, more or less, Southerly (as measured along said shoreline) from the North line of Government Lot 3;  
thence Southerly along said shoreline 114 feet;  
thence North  $61^{\circ}19'30''$  West for 222 feet, more or less, to a point which bears South  $26^{\circ}05'30''$  West from the true point of beginning;  
thence North  $26^{\circ}05'30''$  East for 103.0 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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