



200307160120
Skagit County Auditor

7/16/2003 Page 1 of 2 3:33PM

AFTER RECORDING MAIL TO:

Name **ANDREW SHAW**,
Address *4108 Hammer Road*
City, State, Zip *Bellingham, WA 98226*
B74204

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

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
B74204E-1

THE GRANTOR LOYD L. FRAZIER and JOAN E. FRAZIER, Husband and Wife, as to Parcel A. and LOYD FRAZIER ENTERPRISES LLC, as to Parcel B for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to ANDREW SHAW, a MARRIED MAN the following described real estate, situated in the County of SKAGIT, State of Washington:

See Exhibit A attached hereto and made a part hereof. Section 7, Township 34, Range 4, Portion NW 1/4 (aka Tracts 1 and 2, Short Plat BURL-1-00)

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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3516

JUL 16 2003

Amount Paid \$ *8633.00*
Skagit Co. Treasurer
By *[Signature]* Deputy

Assessor's Property Tax Parcel Account Number(s): **340407-2-005-0100 P116414, 340407-2-005-0200 P116668**

Dated this **9th** day of July, 2003.

LOYD FRAZIER ENTERPRISES LLC

[Signature]

[Signature]

LOYD L. FRAZIER

[Signature]

[Signature]

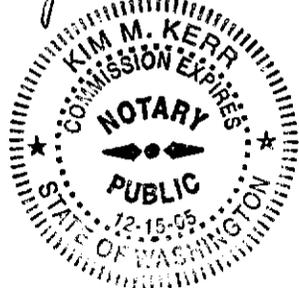
JOAN E. FRAZIER

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss

I certify that I know or have satisfactory evidence that **Loyd L. Frazier and Joan E. Frazier** /are the persons who appeared before me, and said persons acknowledged that they signed this instrument as individuals as to Parcel A and on oath stated that they are authorized to execute the instrument and acknowledged it as the **co managers** of LOYD FRAZIER ENTERPRISES LLC as to Parcel B to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: *July 11, 2003*



[Signature]

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/2005

PARCEL "A":

The South 281.0 feet of the West 156.50 feet of Lot 1, Short Plat No. BURL-1-00, approved February 11, 2000, recorded February 11, 2000, under Skagit County Auditor's File No. 200002110110, being a portion of the Northeast 1/4 of the Northwest 1/4, Section 7, Township 34 North, Range 4 East, W.M.

(The above described parcel being created by Boundary Line Adjustment recorded October 18, 2002, under Skagit County Auditor's File No. 200210180093.)

PARCEL "B":

Lot 1 of City of Burlington Binding Site Plan No. BSP-1-03, approved June 20, 2003 and recorded June 26, 2003 as Skagit County Auditor's File No. 200306260161, being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 34 North, Range 4 East, W.M., also being described as follows:

Commencing at the Northeast corner of said Northeast 1/4 of the Northwest 1/4 (North 1/4 corner);
thence South 0°40'14" East along the East line of said subdivision for a distance of 1,274.13 feet, more or less, to the North margin of McCorquedale Road;
thence North 88°34'10" West along said North margin of McCorquedale Road for a distance of 174.26 feet to the Southwest corner of said Lot 1, Burlington Binding Site Plan No. BSP-1-03 and being the TRUE POINT OF BEGINNING;
thence North 0°30'52" West along the West line of said Lot 1 for a distance of 281.16 feet to the Northeast corner thereof;
thence South 88°34'10" East along the North line of said Lot 1 for a distance of 153.47 feet to the Northeast corner thereof, also being the West line of Lindamood Lane (a private ingress, egress and utilities easement);
thence South 0°40'14" East along the East line of said Lot 1, and said West line of Lindamood Lane for a distance of 255.26 feet to a point of curvature;
thence along the arc of said curve to the right, concave to the Northwest, having a radius of 25.00 feet, through a central angle of 92°06'04", an arc distance of 40.19 feet to a point of tangency on said North margin of McCorquedale Road at a point bearing South 88°34'10" East from the TRUE POINT OF BEGINNING;
thence North 88°34'10" West along said North margin, also being the South line of said Lot 1, for a distance of 128.31 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Tract "A" (Lindamood Lane) of said Binding Site Plat No. BSP-1-03.



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Skagit County Auditor