

When Recorded Return to:
DAVID W. PAYNE
THERESA A. PAYNE
15262 Cherbourg Ave.
Irvine CA 92604



200307220095
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: BE7714 MJJ
C27239 ✓

STATUTORY WARRANTY DEED

THE GRANTOR DANIEL D. RASAR and ANN J. RASAR, husband and wife

for and in consideration of Six Hundred Thousand and 00/100...(\$600,000.00) DOLLARS
in hand paid, conveys and warrants to DAVID W. PAYNE and THERESA A. PAYNE, husband and
wife

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

**Tract 5-B of SHORT PLAT NO. 30-84, as more fully described in Exhibit "A" which is
attached hereto and made a part hereof.**

Tax Account No. : 360228-0-001-0805 P47291

Subject to: Restrictions, reservations and easements of record and Skagit County Right To
Farm Ordinance as described below:

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and
forestry operations. If your real property is located near an agriculture or forestry operation, you may be
subject to inconvenience or discomfort arising from such operations, including but not limited to, noise,
odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any
24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments,
and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or
discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for
purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: July 16, 2003

Daniel D. Rasar

3632 Ann J. Rasar
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

1 JUL 22 2003

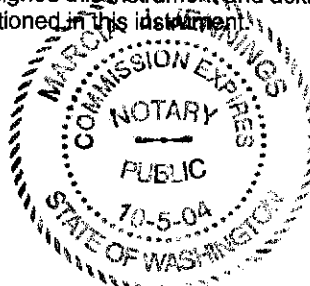
STATE OF WASHINGTON
COUNTY OF Skagit

Amount Paid \$ 9180.00
Skagit County Treasurer
By: Deputy

I certify that I know or have satisfactory evidence that DANIEL D. RASAR and ANN J. RASAR the person(s) who
appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be
their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: July 22, 2003

Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2004



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EXHIBIT 'A'

Description:

Order No: BE7714 MJJ

PARCEL A:

Tract 5-B of SHORT PLAT NO. 30-84, approved February 14, 1985 and recorded February 15, 1985 under Auditor's File No. 8502150018 in Volume 7 of Short Plats, page 5, records of Skagit County, Washington; being a portion of Government Lot 1, Section 21, Township 36 North, Range 2 East of the Willamette Meridian; and a portion of Government Lots 1 and 2, Section 28, Township 36 North, Range 2 East of the Willamette Meridian; and a portion of Government Lots 5 and 6, Section 27, Township 36 North, Range 2 East of the Willamette Meridian;

TOGETHER WITH second class tidelands abutting thereon;

PARCEL B:

ALSO TOGETHER WITH a 60-foot wide easement described as follows:

A 60-foot wide strip of land for ingress, egress, roadway and utilities over, under and across portions of Government Lot 5, Section 27, Township 36 North, Range 2 East of the Willamette Meridian; and Government Lots 1 and 2, Section 28, Township 36 North, range 2 East of the Willamette Meridian; lying 30 feet on each side of the following described centerline:

Commencing at a ¾-inch pipe at the Quarter corner between said Sections 27 and 28; thence North 0°30'00" West along the Section line common to said Sections 27 and 28, a distance of 294.03 feet; thence South 89°34'30" East, a distance of 20.00 feet to the true point of beginning of said centerline; thence North 89°34'30" West, a distance of 513.98 feet; thence North, a distance of 1,056.82 feet to the terminus of said easement;

EXCEPT from said easement, a tract of land described as follows:

Beginning at the Northwest corner of a tract conveyed November 3, 1890 to Edwin Baldwin, by deed recorded in Volume 16 of Deeds, page 247, said point being 764.50 feet West and 462.00 feet North of the Southeast corner of said Lot 2; thence North 165.00 feet; thence East 264.00 feet; thence South 165.00 feet; thence West 264.00 feet to the point of beginning;

PARCEL C:

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress, roadway and utilities over, under and across a portion of Government Lot 2, Section 28, Township 36 North, range 2 East of the Willamette Meridian; being more particularly described as follows:

Commencing at the Northwest corner of a tract of land conveyed November 14, 1890 to Edwin Baldwin by deed recorded in Volume 16 of Deeds, page 247, said point being 764.5 feet West and 462 feet North of the Southeast corner of said Government Lot 2; thence South 89°34'30" East along the North line of said Baldwin tract, a distance of 234.53 feet to a point which is 60 feet West of the West line of said Tract 2 as shown on survey map filed in Book 3 of Surveys, at page 82, under Auditor's File No. 8011100073, records of Skagit County, Washington; said point being the true point of beginning; thence continue South 89°34'30" East, a distance of 29.47 feet; thence North 0°25'30" East, a distance of 165 feet;



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thence North 89°34'30" West, a distance of 30.69 feet to a point which bears North from the true point of beginning;
thence South parallel to the West line of said Tract 2 to the true point of beginning;

PARCEL D:

AND ALSO TOGETHER WITH an easement for ingress, egress, roadway and utilities over, under and across a tract of land being 60 feet in width and terminating in a cul-de-sac having a radius of 45 feet within a portion of Government Lot 1, Section 28, Township 36 North, Range 2 East of the Willamette Meridian; being also a portion of Tracts 4 and 5 as shown on Survey Map filed in Book 3 of Surveys, page 82 under Auditor's File No. 8011100073, records of Skagit County, Washington; the center line of said 60 foot tract being more particularly described as follows:

Commencing at the Southeast corner of said Tract 4;
thence North 103.00 feet to the true point of beginning;
thence continue North along the East line of said tract for a distance of 649.00 feet to the center of a cul-de-sac having a radius of 45 feet, being the terminus of the center line of said 60 foot tract.

ALL situated in Skagit County, Washington.



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