

AFTER RECORDING MAIL TO:
Ms. and Mr. Kelly Kim Ramsey Bush
41507 S. Skagit Highway
Sedro Woolley, WA 98284



200308040143
Skagit County Auditor

8/4/2003 Page 1 of 2 12:11 PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 108146-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Daniel L. Herman
Grantee(s): Kelly Kim Ramsey Bush and Gordon Edward Herman
Abbreviated Legal: ptn NW 1/4 of SE 1/4, 13-35-7 E W.M.
Assessor's Tax Parcel Number(s): 350713-4-002-0007, P42585

THE GRANTOR DANIEL L. HERMAN, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KELLY KIM RAMSEY BUSH and GORDON EDWARD HERMAN, wife and husband the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 35 North, Range 7 East, W.M., lying North and West of South Skagit Highway No. 360, as conveyed to Skagit County by deed recorded July 3, 1953, under Auditor's File No. 490198,

EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at a point on the North-South centerline of said Section, which is South 0°38'45" West a distance of 605.00 feet from the Northwest corner of the said Northwest 1/4 of the Southeast 1/4; thence South 88°48' East 208.72 feet; thence South 0°38'45" West 208.72 feet; thence North 88°48' West 208.72 feet; thence North 0°38'45" East 208.72 feet to the point of beginning

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated July 28, 2003

Daniel L. Herman

3883
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 04 2003

Amount Paid \$ 519.89
Skagit Co. Treasurer
By Deputy

STATE OF Tennessee }
COUNTY OF Johnson } SS:

I certify that I know or have satisfactory evidence that Daniel L. Herman the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-30-03

Notary Public in and for the State of Tennessee
Residing at 339 Cold Spring Rd. Mt. Airy, TN 37683
My appointment expires: 1-24-06

EXCEPTIONS:

- A. The right, title and interest of the Puget Sound Pulp and Timber Company to a railroad right of way over and across the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 13, as the same was located and established on December 4, 1936, as disclosed by exception of the same from the property conveyed in deed through which title is claimed from Puget Mill Company, dated December 4, 1936 and recorded December 17, 1937 in Volume 171 of Deeds, page 185.
- B. The effect, if any, of a survey of said premises recorded January 16, 1998, under Auditor's File No. 9801160124.
- C. Any change in the boundary or legal description of the real property, or title to the estate insured, that may arise due to the shifting and changing in the course of the Finney Creek.
- D. Right of the State of Washington and the Indian Tribe in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the Finney Creek.
- E. Any prohibition of or limitation or use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.



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