

AFTER RECORDING MAIL TO:
Mr. Dean Laurance
24485 Newberg Road
Sedro Woolley, WA 98284



200308110312
Skagit County Auditor

8/11/2003 Page 1 of 2 3:39PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 107315-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Richard Wayland and Susan Wayland
Grantee(s): Dean Laurance

Abbreviated legal: Ptn S 1/2 of NE 1/4, 19-36-5 E W.M. aka Lot 14, Thunder Creek Survey 805665
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 360519-0-009-0805/P51026

THE GRANTOR RICH WAYLAND and SUSAN WAYLAND, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dean Laurance, a married man as his sole and separate property the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to: Paragraphs A through C, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 107315-PE,

Dated July 31, 2003

Richard Wayland
Richard Wayland

Susan Wayland
Susan Wayland

#4018
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

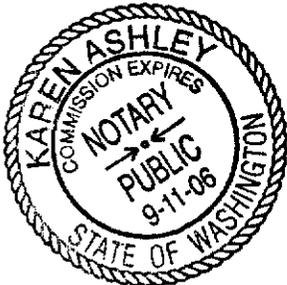
AUG 11 2003

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 2130.00
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that **Richard Wayland and Susan Wayland** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 1, 2003



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "A":

That portion of the North ½ of Section 19, Township 36 North, Range 5 East, W.M., described as follows:

Beginning at the Southeast corner of the Northwest ¼, which is also the center of said section;
thence North 86°16'01" West along the South boundary of said subdivision 364.02 feet;
thence North 00°56'29" East 662.12 feet to the point of beginning;
thence continuing North 00°56'29" East 293.35 feet;
thence South 86°16'01" East 721.55 feet;
thence South 07°52'09" East 299.11 feet;
thence North 86°16'01" West 767.41 feet to the point of beginning.

(Also known as Parcel No. 14 of the record of survey recorded in Volume 1 of Surveys, page 84, under Auditor's File No. 805665, records of Skagit County, Washington.)

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress, and utilities over, under, and across a strip of land lying in Section 19, Township 36 North, Range 5 East, W.M., which is 60.00 feet in width, being 30.00 feet on both sides of the following described line:

Beginning at the Southwest corner of Government Lot 3 in said section;
thence North 00°17'36" East along the West line of said section 35.30 feet to the point of beginning;
thence Northerly and Easterly of the following courses and distances:
North 52°37'36" East 135.00 feet;
North 55°10'59" East 175.30 feet;
North 34°30'21" East 178.86 feet;
North 11°05'01" East 416.22 feet;
North 08°14'41" East 628.27 feet;
North 17°38'56" East 117.83 feet;
North 35°18'26" East 207.71 feet;
North 26°20'26" East 277.11 feet;
North 60°34'24" East 141.95 feet;
South 71°59'36" East 320.00 feet;
South 86°16'01" East 1,755.22 feet to the terminus of said easement, said terminus having a 45.00 turnaround radius;

EXCEPT that portion thereof lying within the above described Parcel "A".

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor