

AFTER RECORDING MAIL TO:

Mr. James A. Lauber, Mr. Bradley C. Lauber
7827 Parker Road
Sedro Woolley, WA 98284



200308180308
Skagit County Auditor

8/18/2003 Page 1 of 2 3:25PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 108205-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): James D. McClure and Sarah M. Weems
Grantee(s): James A. Lauber and Bradley C. Lauber

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 350509-4-003-0301, 350509-4-002-0104

THE GRANTOR JAMES D. MCCLURE and SARAH M. WEEMS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES A. LAUBER, a married man as his separate property and Bradley C. Lauber, a married man as his separate property the following described real estate, situated in the County of Skagit, State of Washington
THIS WILL NOT BE GRANTEE BRADLEY C. LAUBER'S PRIMARY RESIDENCE
SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD

Dated August 4, 2003

James D. McClure

Sarah M. Weems

4164
SKAGIT COUNTY, WASHINGTON
REAL ESTATE EXCISE TAX

AUG 18 2003

Amount Paid \$ 4,559.40
Skagit Co. Treasurer
STATE OF Washington By Deputy
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James D. McClure and Sarah M. Weems 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.

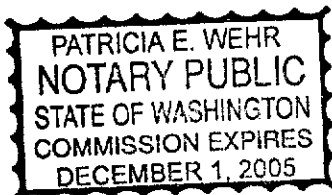
Dated: 8/18/03

Patricia E. Wehr

Notary Public in and for the State of Washington

Residing at Camano Island

My appointment expires: 12/01/2005



• Policy No.:
Order No.:

EXHIBIT A

Schedule "A-1"

DESCRIPTION:

That portion of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 9, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision;
thence North $0^{\circ}15'35''$ East along the East line of said subdivision, a distance of 1140.20 feet to the true point of beginning of this description;
thence continuing North $0^{\circ}15'35''$ East, along the East line of said subdivision, a distance of 400.01 feet;
thence North $89^{\circ}29'40''$ West, a distance of 649.45 feet;
thence South $10^{\circ}45'14''$ East, a distance of 420.85 feet;
thence North $89^{\circ}13'20''$ East, a distance of 569.14 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress and utility purposes, over, across a strip of land in said West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 9, and that portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 16 of said Township, lying North of the State Route No. 20 (formerly Secondary State Highway No. 17-A), described as follows:

An easement 60 feet in width, lying 30 feet in each side of the following described centerline:

Beginning at the Southeast corner of said West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 9;
thence South $89^{\circ}13'20''$ West, along the South line of said West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 9, a distance of 30.00 feet; thence South $0^{\circ}15'35''$ West, parallel with the East line of said West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 9, a distance of 140.46 feet to a point on the North right-of-way line of said State Route No. 20, and which point is the true point of beginning of this easement centerline description;
thence North $0^{\circ}15'35''$ East, parallel with the East line of said West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 9, a distance of 141.17 feet;
thence on a curve to the left having a radius of 100.00 feet, an arc distance of 150.63 feet;
thence North $86^{\circ}02'40''$ West, a distance of 34.51 feet;
thence on a curve to the right, having a radius of 200.00 feet, an arc distance of 131.09 feet; thence North $48^{\circ}29'25''$ West, a distance of 252.28 feet;
thence on a curve to the right, having a radius of 200.00 feet, an arc distance of 188.93 feet;
thence North $5^{\circ}38'00''$ East, a distance of 106.03 feet;
thence on a curve to the left, having a radius of 1,000.00 feet, an arc distance of 201.97 feet;
thence North $5^{\circ}56'20''$ West, a distance of 156.56 feet, to the point of ending of this 60 foot wide easement.

And an easement 30 feet in width, lying East of, and adjacent to the following described line:

Beginning at the point of the above described 60 foot wide easement;
thence North $5^{\circ}56'20''$ West, a distance of 181.40 feet to a point on the South line of the above described tract of land, which point bears North $89^{\circ}13'20''$ East, a distance of 7.14 feet from the Southwest corner of the above described tract of land, and which point is the point of ending of this 30 foot wide easement.

Situate in the County of Skagit, State of Washington.

