



200308260207

Skagit County Auditor

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RETURN TO:

Martha Bray
Skagit Land Trust
P.O. Box 1017
Mount Vernon, Washington 98273

101789
LAND TITLE COMPANY OF SKAGIT COUNTY

Document Title: Statutory Warranty Deed

Reference number of documents assigned or released: N/A

Grantor: Kim M. and Janet T. Sundstrom

Grantee: Skagit Land Trust, a Washington non-profit corporation

Partial Legal Description: (Full legal attached to Exhibit A of deed.)

Parcel A = ptn NW1/2, 20-35-6

Parcel B = Gov. Lot 6, 17-35-6

Parcel C = Gov. Lot 8, 19-35-6

Assessor's Parcel/Tax I.D. Number: 350620-0-003-0006 P41701; 350620-2-001-0004 P41714;
350617-0-026-0004 P 41340; 350619-0-008-0004 P41651

STATUTORY WARRANTY DEED

THE GRANTORS, KIM M. SUNDSTROM and JANET T. SUNDSTROM, husband and wife, husband and wife, for and in the consideration of two hundred seventy-three thousand dollars (\$273,000.00) in hand paid, convey and warrant to GRANTEE, Skagit Land Trust, a non-profit corporation qualified to do business in Washington, the following described real property:

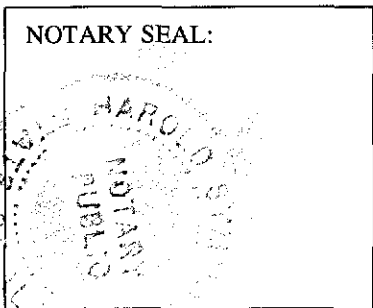
See Exhibit "A" attached.

Kim M Sundstrom / 7/26 2003
KIM M. SUNDSTROM Date

STATE OF Alaska)
3rd ~~of~~ Judicial District) ss.

On this day personally appeared before me Kim M. Sundstrom to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act for the uses and purposes therein mentioned.

Given under my hand and official seal this 26th day of July 2003.



Harold Symmonds
Notary Public in and for the State of Alaska
~~Washington~~, residing at Cordova, AK
My commission expires: July 04, 2006
Printed Name: HAROLD SYMMONDS
4357 / 4358
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 25 2003
Amount Paid \$ 867.77 (city)
Skagit Co. Treasurer 3430.28 (County)
By [Signature] Deputy 4398.78

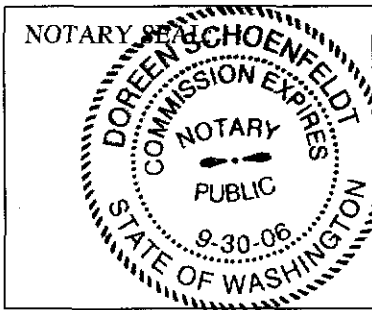


Janet T. Sundstrom / 08/26/03 2003
JANET T. SUNDSTROM Date

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Janet T. Sundstrom to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act for the uses and purposes therein mentioned.

Given under my hand and official seal this 26th day of August 2003.



Doreen Schoenfeldt
Notary Public in and for the State of
Washington, residing at Scho-wolley
My commission expires: 09/30/06
Printed Name: Doreen Schoenfeldt



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EXHIBIT A

PARCEL "A":

Beginning at the Northwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 35 North, Range 6 East, W.M.;
thence North to the Northwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 20;
thence East to the Easterly line of Lot 3 in said Section 20;
thence Northerly along the meander line of the Skagit River to the Northeast corner of said Lot 3;
thence West to the Northwest corner of said Section 20;
thence South to the Southwest corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 20;
thence East to the point of beginning.

PARCEL "B":

Government Lot 6, Section 17, Township 35 North, Range 6 East, W.M.

PARCEL "C":

Government Lot 8, Section 19, Township 35 North, Range 6 East, W.M., EXCEPTING from all of the above described premises that portion thereof lying within the present bed and shorelands of the Skagit River.

PARCEL "D":

A non-exclusive easement for ingress and egress over and across the following described tract:

A strip of land thirty (30) feet in width with fifteen (15) feet on each side of the centerline of an existing road lying within the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 35 North, Range 6 East, W.M., said centerline generally being described as follows:

Beginning at a point on the North line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 20, said point being 100 feet, more or less, east of the Northwest corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence in a northerly, northeasterly, and northerly direction to the intersection of said road with the South line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 20, said point being 300 feet, more or less, East of the West line of said Section 20 (as measured along the South line of said Northwest $\frac{1}{4}$ of the Northwest), said point being the terminus of said centerline.

(continued on page 4)



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End of Exhibit A

This easement shall be limited to ingress and egress to perform all tasks related to management, habitat restoration, agricultural uses, and monitoring of the property by the Grantee, its successors and its employees, agents and contractors. This easement shall not be in favor of the general public for access to the Grantee's property or points beyond.

All situate in the County of Skagit, State of Washington.



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