

AFTER RECORDING MAIL TO:
Mr. and Mrs. Justin Hanson
6282 Goodhew Road
Sedro-Woolley, WA 98284



200308290081
Skagit County Auditor

8/29/2003 Page 1 of 2 11:31AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 108963-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Jeffrey Scott Robinson
Grantee(s): Justin Hanson and Tracey Hanson
Abbreviated legal: ptn of SW 1/4 of NE 1/4, 1-35-4 E WM.

Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350401-1-002-0315, P35485

THE GRANTOR **JEFFREY SCOTT ROBINSON**, who acquired title as Jeffery Scott Robinson, a single person, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JUSTIN HANSON and TRACEY HANSON, husband and wife 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. 108963-PE.

Dated August 26, 2003

Jeffrey Scott Robinson
Jeffrey Scott Robinson

#4438
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 29 2003

Amount Paid \$ 2218.50
By [Signature] Deputy
Skagit Co. Treasurer

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Jeffrey Scott Robinson** 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: August 28, 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

DESCRIPTION:

That portion of the North ½ of the Northeast ¼ of the Southwest ¼ of the Northeast ¼ of Section 1, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at an existing iron pipe at the Northeast corner of said subdivision;
Thence South 87°20'08" West, along the North line of said subdivision, 40.12 feet to an intersection with the West line of the East 40 feet of said subdivision, as measured at right angles from the East line of said subdivision;
thence South 1°49'40" West, along said West line, 100.31 feet to an intersection with the South line of the North 100 feet of said subdivision, as measured at right angles from said North line of said subdivision, said intersection point being the true point of beginning;
thence continue South 1°49'40" West, along said West line 100.31 feet;
thence South 87°20'08" West, parallel with said North line of said subdivision, 220.68 feet;
thence North 1°49'40" East, parallel with said East line of said subdivision, 100.31 feet to an intersection with the South line of the North 100 feet of said subdivision;
thence North 87°20'08" East, along said South line 220.68 feet to the true point of beginning, commonly known as Tract A of Short Plat No. 53-72, approved August 17, 1972.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the following described 60 foot strip, EXCEPT that portion thereof lying within the boundaries of the above described main tract:

Beginning at an existing iron pipe at the Northeast corner of the Southwest ¼ of the Northeast ¼ of said Section 1;
thence South 87°20'08" West, along the North line of said subdivision, 40.12 feet to an intersection with the West line of the East 40 feet of said subdivision, as measured at right angles from the East line of said subdivision;
thence South 1°49'40" West, along said West line 100.31 feet to an intersection with the South line of the North 100 feet of said subdivision as measured at right angles from said North line of said subdivision;
thence continue South 1°49'40" West, along said West line, 90.28 feet to the true point of beginning;
thence continue South 1°49'40" West, along said West line, 60.18 feet;
thence South 87°20'08" West, parallel with said North line of said subdivision, 310.68 feet;
thence North 1°49'40" East, parallel with said East line of said subdivision, 60.18 feet;
thence North 87°20'08" East, parallel with said North line of said subdivision, 310.68 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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