

-AFTER RECORDING MAIL TO:
Lee Ann Yake
16354 Britt Road
Mount Vernon, WA 98273



200308290090
Skagit County Auditor

8/29/2003 Page 1 of 5 11:36AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01141-03

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed *108895P*

Grantor(s): Arthur D. Torheim and Tonya M. Torheim
Grantee(s): Lee Ann Yake
Abbreviated Legal:
Ptn NE 1/4 of NW 1/4 & SE 1/4 of NW 1/4, 30-34-4 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340430-0-026-0000

THE GRANTOR Arthur D. Torheim and Tonya M. Torheim, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lee Ann Yake, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Legal Description attached and made a part hereof as Exhibit "A".

SUBJECT TO: Exhibit "B" hereto attached and made a part hereof.

Dated *8-28-03*

Arthur D. Torheim
Arthur D. Torheim

Tonya M. Torheim
Tonya M. Torheim

4437
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 29 2003

State of Washington
County of Skagit

} SS:

Amount Paid \$ *1943.10*
Skagit County Treasurer
Deputy
[Signature]

I certify that I know or have satisfactory evidence that Arthur D. Torheim and Tonya M. Torheim

is/~~re~~ 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: *8/28/03*

Kelli A. Mayo
Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2005

EXHIBIT "A"

DESCRIPTION:

TRACT "A":

All of those portions of Parcels "A", "B" and "C" as described herein below lying Northerly and Westerly of the following described boundary line, to wit:

Beginning at the point of intersection of the South line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M. with the semi-tangent of the centerline of Britt Slough Road, which point bears South $88^{\circ}33'30''$ West, a distance of 301.73 feet from the center of said Section 30 and which point also bears North $36^{\circ}00'05''$ West, a distance of 69.68 feet from the point of curvature (PC) of a curve to the right having a central angle of $49^{\circ}50'20''$, a radius of 286.48 feet, an arc distance of 249.20 feet and a tangent distance of 133.10 feet;
thence North $36^{\circ}00'05''$ West along the semi-tangent of said $49^{\circ}50'20''$ curve to the right, a distance of 63.42 feet to the P.I. of said curve;
thence North $13^{\circ}50'15''$ East along the semi-tangent of said curve to the right, the centerline of Britt Slough Road and the semi-tangent of a curve to the left, a distance of 457.44 feet to the P.I. of said curve to the left, having a central angle of $29^{\circ}45'00''$, a radius of 484.54 feet, an arc distance of 251.59 feet and a tangent distance of 128.70 feet;
thence North $15^{\circ}54'45''$ West along the semi-tangent of said curve to the left and the centerline of Britt Slough Road, a distance of 245.24 feet;
thence South $74^{\circ}05'15''$ West, a distance of 30.00 feet to a point on the West right of way line of said Britt Slough Road and which point is the true point of beginning of this boundary line description;
thence South $74^{\circ}05'15''$ West, a distance of 64.405 feet;
thence South $0^{\circ}36'30''$ West, a distance of 100.00 feet to the point of intersection with an existing fence line and which point is the point of ending of this boundary line description.

Situate in the County of Skagit, State of Washington.

PARCEL "A":

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point in the centerline of Britt's Slough on the line between the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 30, aforesaid;
thence due East 297 feet;



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DESCRIPTION CONTINUED:

PARCEL "A" Continued:

thence South to a point 265 feet North of the center of Britt's Slough, which point is the beginning point of this description;
thence West 70 feet;
thence South to the centerline of Britt's Slough;
thence following the centerline of Britt's Slough to a point due South of the point of beginning;
thence North 265 feet to the point of beginning,

EXCEPT that portion thereof lying within the Britt's Slough Road,

AND ALSO EXCEPT dike right of way.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of the County Road, 544.5 feet South of the North line of said subdivision;
thence South 112 feet;
thence East to the West line of the County Road;
thence Northerly along said West line to the point of beginning,

EXCEPT that portion, if any, lying within the County Road,

AND EXCEPT that portion, if any, that may be within the boundaries of Parcel "A" above.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of the Britt's Slough Road 544.5 feet South of the North line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence following the West line of said road Southeasterly a distance of 413.5 feet;
thence West to the center of Britt's Slough;
thence Northwesterly following the center of said Slough to a point due South of the point of beginning;
thence due North to the point of beginning,



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DESCRIPTION CONTINUED:

PARCEL "C" continued:

EXCEPT any portion thereof owned by or used for Dike or Ditch rights of way by Diking District No. 3,

ALSO EXCEPTING THEREFROM the following described tracts:

1.) Beginning 29 rods 7½ feet North of the Southwest corner of said Southeast ¼ of the Northwest ¼; thence East to the centerline of Britt's Slough, the true point of beginning of the herein described tract; thence continue East to the West line of the County Road; thence Northerly along the Westerly line of the County Road to a point 60 feet North of the line first described herein; thence West parallel to and 60 feet North of the said first described line to the center of Britt's Slough; thence Southerly along the centerline of Britt's Slough to the true point of beginning.

2.) Beginning at a point on the West line of the Britt's Slough Road 544.5 feet South of the North line of said subdivision; thence South 112 feet; thence East to the West line of the County Road; thence Northerly along said West line to the point of beginning.

3.) Beginning at a point on the Westerly line of the Britt's Slough Road which is 544.5 feet South of the North line of said Southeast ¼ of the Northwest ¼; thence following the Westerly line of said road Southeasterly, a distance of 413.5 feet to the true point of beginning, being the Southeasterly corner of those premises described in an instrument dated April 16, 1954, filed April 19, 1954, under Auditor's File No. 500514; thence West to the center of Britt's Slough; thence Northerly along the center of Britt's Slough to the Southwest corner of those premises conveyed to Mount Vernon Christian School Association, Inc., a corporation, by deed dated October 3, 1964, filed October 5, 1964, under Auditor's File No. 656701; thence East along the South line of said Mount Vernon Christian School Association, Inc., premises to the Westerly line of the Britt's Slough Road; thence Southerly along said Westerly line to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "B"

EXCEPTIONS:

- A. Any question due to location of the centerline of Britt's Slough with respect to the North line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section.
- B. Any question which may arise due to the shifting of Britt's Slough.