



200309160095

Skagit County Auditor

9/16/2003 Page 1 of 2 11:21AM

AFTER RECORDING MAIL TO:

**Mr. and Mrs. Paul W. Baker
5269 Wildlife Acres Lane
Sedro Woolley, WA 98284**

**Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 109136-PE**

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

**Grantor(s): Glen R. Smith and Candace M. Smith
Grantee(s): Paul W. Baker and Kim A. Baker
Abbreviated Legal: ptn E 1/2 of NE 1/4, 33-36-4 E W.M., aka Tr. G, Wildlife Acres Survey
Assessor's Tax Parcel Number(s): 360433-1-001-0705, P50555**

THE GRANTOR GLEN R. SMITH and CANDACE M. SMITH, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Paul W. Baker and Kim A. Baker, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 36 North, Range 4 East, W.M., and the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said Section 33, said corner lying South 0°08'06" East 2,643.29 feet from the quarter corner common to Sections 27 and 28 and North 85°33'55" East 2,543.34 feet from the quarter corner common to Sections 28 and 33;
thence South 1°31'53" West 331.51 feet to the Northeasterly terminus of the easement centerline recorded under Auditor's File No. 773111, records of Skagit County, Washington;
thence Southwesterly along said easement centerline, the following courses and distances: South 51°11'53" West 222.74 feet to the beginning of a curve to the right;
thence Southwesterly, along said curve to the right, having a radius of 1,250.00 feet, through an arc of 6°25'50", a distance of 140.29 feet;
thence South 57°37'43" West 160.43 feet to the beginning of a curve to the right;
thence Southwesterly, along said curve to the right, having a radius of 228.71 feet, through an arc of 29°24'00", a distance of 117.36 feet;
thence South 87°01'43" West 28.92 feet to the beginning of a curve to the right;
thence Westerly, along said curve to the right, having a radius of 379.53 feet, through an arc of 17°58'02", a distance of 119.02 feet;
thence North 75°00'15" West 125.69 feet to the beginning of a curve to the left;
thence Westerly, along said curve to the left, having a radius of 82.94 feet, through an arc of 71°45'51", a distance of 103.89 feet;
thence South 33°13'54" West 47.63 feet to the beginning of a curve to the left;
thence Southerly, along said curve to the left, having a radius 64.40 feet, through an arc of 90°31'55", a distance of 101.76 feet;
thence South 57°18'01" East 64.52 feet to the beginning of a curve to the right;
thence Southeasterly along said curve to the right, having a radius of 707.17 feet, through an arc of 8°05'19" a distance of 99.83 feet;
thence South 49°12'42" East 162.85 feet to the beginning of a curve to the right;
thence Southerly, along said curve to the right, having a radius of 96.08 feet, through an arc of 86°15'18", a distance of 144.65 feet to the true point of beginning;
thence South 37°02'36" West 381.46 feet to the beginning of a curve to the left;
thence Southwesterly, along said curve to the left, having a radius of 614.32 feet, through an arc of 11°09'24", a distance of 119.62 feet;
thence South 25°53'12" West 59.61 feet;
thence South 84°09'27" East 570.00 feet;
thence leaving said easement centerline, North 9°40'00" East 564.15 feet;

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thence South 83°40'00" West 345.71 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over those certain 30 and 60 foot strips described in instruments recorded August 25, 1972 and July 11, 1973, under Auditor's File Nos. 773111 and 787805, respectively.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated September 10, 2003

Glen R. Smith
Glen R. Smith

Candace M. Smith
Candace M. Smith

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Glen R. Smith and Candace M. Smith** 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: September 12, 2003

Carrie Huffer

Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2003



4770
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 16 2003

Schedule "B-1"

Amount Paid \$ 4,085.10
Skagit Co. Treasurer
By PC Deputy 109136-PE

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: All owners, present and future
Purpose: For ingress and egress and for the placement, repair and maintenance of utilities, including water, telephone, electricity, drainage, underground or otherwise
Area Affected: Easterly 30 feet
Dated: August 24, 1972
Recorded: August 25, 1972
Auditor's No.: 773111

B. Covenant to bear equal share in the cost of construction or repair of roadway. Easement for which was granted over adjacent property by instrument recorded under Auditor's File Nos. 773111 and 787805, respectively.



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