

AFTER RECORDING MAIL TO:
Charles E. Allen
11581 Blue Heron Road
Bow, WA 98232



200309240081
Skagit County Auditor
9/24/2003 Page 1 of 3 11:18AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 108966-PAE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Julie Marie Ovenell
Grantee(s): Charles E. Allen and Janis L. Allen
Abbreviated Legal: A ptn of Gov. Lot 1, 25-36-2 E W.M.
Assessor's Tax Parcel Number(s): P47031/360225-0-069-0005

THE GRANTOR JULIE MARIE OVENELL, WHO ACQUIRED TITLE AS JULE MARIE OVENELL, AN UNMARRIED WOMAN, AS HER SEPARATE PROPERTY for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CHARLES E. ALLEN AND JANIS L. ALLEN, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington.

The East 40 feet of the West 140 feet of that portion of Government Lot 1, Section 25, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point which bears from the Southwest corner of said Lot, North 0°19' East 1010 feet;
South 89°41' East 400 feet;
thence South 89°16' East 1014 feet;
thence from said point of beginning, run South 70 feet;
thence South 89°16' East 236 feet;
thence North to the shore of Bellingham Bay;
thence Westerly along the shore of Bellingham Bay to a point due North of the point of beginning;
thence South to the point of beginning.

ALSO, an easement for road purposes over and across the following described strip of land:

Beginning at a point on the West line of said Lot, 940 feet North of the Southwest corner thereof;
thence South 89°41' East 400 feet;
thence South 89°16' East 1250 feet;
thence South 50 feet;
thence North 89°16' West to the West line of said Lot;
thence North to the point of beginning.

TOGETHER WITH tidelands of the second class in front of, adjacent to and abutting upon said premises.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated September 17, 2003


Julie Marie Ovenell

49321
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

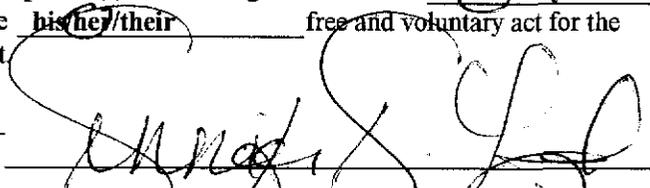
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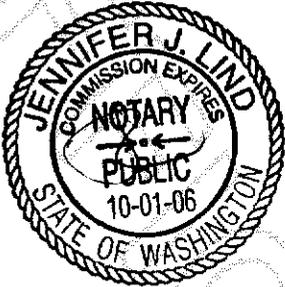
Amount Paid \$ 7195¹⁰
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Julie Marie Ovenell**
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: 9.23.03


Notary Public in and for the State of Washington
Residing at Law
My appointment expires: 10/01/06



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EXCEPTIONS:

A. Reservations of minerals, etc., as provided by Section 7797-56 of Remington's Revised Statutes, as contained in deed from the State of Washington, to Pauline (Lena) McRae, dated August 18, 1948, filed September 3, 1948, and recorded under Auditor's File No. 42249.

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By: Instrument recorded under Auditor's File No. 877131
Purpose: An easement for ingress and egress over and across a portion of Parcel "B" herein described

The description contained therein is not sufficient to determine its exact location within the property herein described.

- C. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now or has formerly been covered by water.
- D. Paramount rights and easements in favor of the United States to regulate commerce, navigation, fishing and the production of power.



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