

**AFTER RECORDING MAIL TO:**  
Ms. Kathleen Beamer, Mr. Kim Olson  
16585 Mountain View Road  
Mount Vernon, WA 98274



200310020178  
Skagit County Auditor

10/2/2003 Page 1 of 3 11:37AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 109237-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

**Grantor(s):** Joyce Marie Anderson  
**Grantee(s):** Kathleen Beamer and Kim Olson  
**Abbreviated Legal:** ptn of SE ¼, 26-34-4 E W.M.  
**Assessor's Tax Parcel Number(s):** 340426-0-008-0008, P27857, 340426-0-002-0004, P27851, 340426-4-002-0006, P27922, 340426-4-004-0004, P27924

**THE GRANTOR JOYCE MARIE ANDERSON, formerly JOYCE M. CHRITTON, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KIM OLSON, an unmarried individual and KATHLEEN BEAMER, an unmarried individual as Joint Tenants with right of survivorship and not as Tenants in Common the following described real estate, situated in the County of Skagit, State of Washington.**

That portion of the Southeast ¼ of Section 26, Township 34 North, Range 4 East, W.M., described as follows:

The East 100 feet of the Northwest ¼ of the Northeast ¼ of the Southeast ¼ of said Section, and the Northeast ¼ of the Northeast ¼ of the Southeast ¼, and that portion of the Southwest ¼ of the Northeast ¼ of the Southeast ¼ and of the Southeast ¼ of the Northwest ¼ of the Southeast ¼, lying Northeasterly of the County road and Northwesterly of the following described line:

Beginning at a point on the East side of the County road, 568 feet Southeasterly (measured along said Easterly line of County Road) from its intersection with the North line of the Southeast ¼ of the Northwest ¼ of the Southeast ¼;

thence Northeasterly to a point on the East line of the Southwest ¼ of the Northeast ¼ of the Southeast ¼ that is 170 feet South of the Northeast corner thereof.

EXCEPT therefrom the North 40 feet of the following described tract:

Beginning at the intersection of the Easterly line of the County road with the North line of the Southeast ¼ of the Northwest ¼ of the Southeast ¼;

thence Southeasterly along the Easterly line of said County road, 208 feet;

thence Northeasterly in a straight line, 208 feet, more or less, to a point on the North line of the Southwest ¼ of the Northeast ¼ of the Southeast ¼, 282 feet East of the point of beginning;

thence West 282 feet to the point of beginning; all in Section 26, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

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

Dated September 20, 2003

Joyce Marie Anderson

5119  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
2003

OCT 02 2003

Amount Paid \$ 7,642.35  
Skagit County Treasurer  
By: Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Joyce Marie Anderson**  
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: 10-1-03



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

The Grantees by signing the acceptance below, evidence their intention  
to acquire said premises as joint tenants with the right of  
survivorship, and not as tenants in common.

Kathleen Beamer  
Kathleen Beamer

Kim Olson  
Kim Olson

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Kathleen Beamer and Kim Olson**  
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 21, 2003



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



EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED:

Executed By: The Atlas Lumber Company, a corporation  
 Recorded: January 19, 1917  
 Auditor's No.: 117098  
 As Follows: RESERVING, however, to the party of the first part a right of way for a permanent highway over said land, and also reserving all present logging, skid and tote roads on and over said land with the right to use same for road purposes until a permanent highway has been established and constructed. Reserving also and excepting from the above described land all petroleum, gas, coal or other valuable minerals with right of entry to take and remove the same, but it is understood that on such entry said party of the second part, or her assigns shall be fully compensated for entry for all damages to the surface or any improvements on the same.

(Affects portion in the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4)

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington Corporation  
 Purpose: An underground electric transmission and/or distribution system  
 Area Affected: Beginning at a point on the Southwesterly line of the above described property that is 76 feet Northwesterly of the Southwest corner thereof; thence following the approximate bearings and distance: North 60° East, 203 feet, South 58° East, 30 feet to its terminus  
 Dated: July 24, 1991  
 Recorded: August 13, 1991  
 Auditor's No.: 9108130093



200310020178  
Skagit County Auditor