

AFTER RECORDING MAIL TO:  
Thomas Masten  
11359 Whistle Lake Road  
Anacortes, WA 98221



200311120261  
Skagit County Auditor

11/12/2003 Page 1 of 3 3:45PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 05-00784-03

### Statutory Warranty Deed

Grantor(s): Cynthia W. Johnson  
Grantee(s): Thomas O. Masten and Kathleen A. Garde  
Abbreviated Legal:  
Ptn SW NE 31-35-02

*Chicago Title  
C28869*

Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 350231-1-009-0009 P33351

THE GRANTOR Cynthia W. Johnson, as her Seperate Estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas O. Masten and Kathleen A. Garde, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Ptn SW NE 31-35-02

5848  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated November <sup>8</sup>7, 2003

NOV 12 2003

*Cynthia W. Johnson*  
Cynthia W. Johnson

Amount Paid \$ 10480.50  
Skagit Co. Treasurer  
By *fr* Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Cynthia W. Johnson** is/are 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: 11-8-03

*Cathy George*  
~~Sharon Garrard~~ CATHY A GEORGE  
Notary Public in and for the State of Washington  
Residing at Oak Harbor  
My appointment expires: ~~2/10/2006~~ May 1, 2007



EXHIBIT "A"

The West 25 rods of the East 50 rods of the South Half of the North Half of the Southwest Quarter of the Northeast Quarter, Section 31, Township 35 North, Range 2 East of the Willamette Meridian;

EXCEPT the South 62 feet thereof;

EXHIBIT "B"

An easement for the purpose of ingress and egress and utilities, over, along and through the following described property:

The South 16-1/2 feet of the following described tract:

The South Half of the North Half of the Southwest Quarter of the Northeast Quarter, Section 31, Township 35 North, Range 2 East of the Willamette Meridian;

EXCEPT the South 62 feet thereof;

ALSO EXCEPT county road;

ALSO EXCEPT the East 50 rods thereof.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



200311120261  
Skagit County Auditor

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: October 13, 1970  
Auditor's No.: 744550, records of Skagit County, WA  
In favor of: Otto, E. Johnson  
For: Ingress, egress and utilities  
Affects: South 16.5 feet of said premises
  
2. The location of a fence on the Northerly portion of said premises as delineated on the face of short plat 92-02, recorded April 28, 1992 in Volume 10 of short plats, page 78 under Auditor's File No. 9204280001, records of Skagit County, Washington.

- END OF SCHEDULE B-001 -



200311120261  
Skagit County Auditor