

AFTER RECORDING MAIL TO:

Mr. and Mrs. Todd Lynn
3560 Butler Creek Road
Sedro Woolley, WA 98284



200311250115
Skagit County Auditor

11/25/2003 Page 1 of 3 11:46AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 109906-PE

LAND TITLE COMPANY SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Buck Adams and Ursula M. Adams

Grantee(s): Todd Lynn and Tamara Lynn

Abbrev Legal: Ptn N1/2 SE 1/4 20-36-4 and Ptn Lot B S/P 107-78

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 360420-0-007-0003, P49514, 360420-4-006-0105, P49664

THE GRANTOR BUCK ADAMS and URSULA M. ADAMS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TODD LYNN and TAMARA LYNN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Agreements and Easements of Record, if any.

Dated November 19, 2003

Buck Adams
Buck Adams

Ursula M. Adams
Ursula M. Adams

6044
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 25 2003

STATE OF Arizona }
COUNTY OF Cochise } SS:

Amount Paid \$ 3228³⁰
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Buck Adams and Ursula M. Adams 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: November , 2003

Candice D. Bennett

Notary Public in and for the State of Arizona
Residing at 155 Frontage Rd Pearce AZ 85625
My appointment expires: May 14, 2006



EXHIBIT A

PARCEL "A":

That portion of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the intersection of the Parson Creek Road and the Butler Creek Road;

thence North along the West line of the Butler Creek Road to a stake which is approximately 20 feet South of the South line of a cement slab as the same existed on August 8, 1967, and the true point of beginning;

thence North 331 feet to a point approximately 100 feet South of the North line of the Southeast $\frac{1}{4}$ of said Section 20;

thence West 129 feet;

thence South 331 feet;

thence East 129 feet, more or less, to the true point of beginning;

EXCEPT the following described tract:

Beginning at the Northeast corner of the above described main tract;

thence West 129 feet;

thence South 31 feet;

thence East 129 feet;

thence North 31 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at a point 31 feet South of the Northwest corner of that certain tract described in deed dated September 8, 1967, and recorded September 11, 1967, under Auditor's File NO. 704189, records of Skagit County, Washington, which point is approximately 131 feet South of the North line of said Southeast $\frac{1}{4}$ and is 129 feet West of the West line of the Butler Creek Road;

thence South 209 feet;

thence West 50 feet;

thence North 209 feet;

thence East 50 feet to the true point of beginning;

EXCEPTING from the above described Parcels A and B, that portion lying within the boundaries of the following described tract:

Beginning at the Northeast corner of Tract of Short Plat No. 107-78 recorded in Volume 3 of Short Plats, page 73, under Auditor's File No. 7902260001, records of Skagit County, Washington;

thence South $05^{\circ}20'10''$ East along the East line of said Tract B, a distance of 131.95 feet to the true point of beginning of this description;

thence North $88^{\circ}38'35''$ West along the boundary of said Tract B, a distance of 163.89 feet;



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LPB-10

Parcel "B" continued:

thence South 02°00'12" East, a distance of 25.49 feet;
thence South 88°38'35" East a distance of 179.61 feet;
thence North 01°52'36" West, a distance of 15.04 feet;
thence North 05°30'10" West, a distance of 10.51 feet;
thence North 88°38'35" West, a distance of 15.11 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Parcel B of Short Plat No. 107-78 as recorded February 26, 1979, in Volume 3 of Short Plats, page 73, under Auditor's File No. 7902260001, records of Skagit County, Washington, described as follows:

Beginning at the most Southeasterly corner of said Tract B;
thence North 02°00'12" West along the East line of said Tract B, a distance of 91.52 feet;
thence North 88°38'35" West, a distance of 50 feet;
thence South 02°00'12" East, a distance of 76.17 feet to the South line of said Tract B;
thence South 71°53'05" East, a distance of 53.16 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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