

After Recording Return to:
Leo Vance Rogers
16067 Colony Rd., Bow, WA 98232

Filed for Record at the Request of:

1st Choice Escrow
12811 8th Ave West, Suite A-202
Everett, WA 98204
Escrow #032180



200312190167
Skagit County Auditor

12/19/2003 Page 1 of 2 3:51PM

CHICAGO TITLE C29434 ✓

Statutory Warranty Deed

THE GRANTOR Kristine L. Jensen, who acquired title as Kristine L. Woolcock, an unmarried person, as her separate estate for and in consideration of *Ten Dollars (\$10.00) and other good and valuable consideration* in hand paid, conveys and warrants to **Leo Vance Rogers, an unmarried man, as his separate estate** the following described real estate, situated in the County of Skagit State of Washington:

PTN. SW SW 26-36-3

See attached Exhibit "A" for full legal description.

Subject to: easements, covenants, conditions, restrictions, and reservations of record.

Assessor's Tax Parcel ID#360326-0-011-0002

#0435
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: December 09, 2003

DEC 17 2003

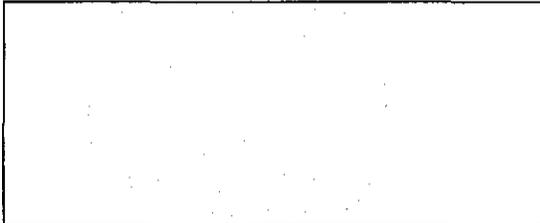
Kristine L. Jensen

Amount Paid \$ 4284.00
Skagit Co. Treasurer
By Deputy

State of Washington
County of Skagit

On this day personally appeared before me **Kristine L. Jensen** to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that SHE signed the same as HER free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th day of December, 2003.



Catherine Ebert, NOTARY PUBLIC in and for the State of Washington, residing at Mukilteo.
My commission expires: Sept. 15, 2006

EXHIBIT "A"

PARCEL A:

Portion of the Southwest Quarter of the Southwest Quarter of Section 26, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter of Section 26;

thence North 39°32'00" East a distance of 410.80 feet;

thence North 89°53'00" East a distance of 203.36 feet;

thence North 00°47'00" West a distance of 814.33 feet;

thence South 87°40'00" West a distance of 442.88 feet to the center of the County road;

thence South 14°08'00" East a distance of 162.23 feet;

thence South 17°03'00" East along said County road a distance of 263.60 feet;

thence North 88°57'00" East a distance of 184.40 feet to the true point of beginning of this description;

thence from said true point of beginning continue North 88°57'00" East to the East line of that certain tract conveyed to Harold F. Estabrook and Stella May Estabrook, husband and wife, by deed dated March 24, 1947, and recorded March 25, 1947, in Volume 216 of Deeds, page 630, under Auditor's File No. 402345, records of Skagit County, Washington;

thence South 00°47'00" East along the East line of said Estabrook Tract, a distance of 150.00 feet;

thence South 88°57'00" West to a point that bears South 00°01'00" West from the true point of beginning;

thence North 00°01'00" East a distance of 150.00 feet, more or less, to the true point of beginning.

PARCEL B:

Together with the rights of ingress and egress from said tract of land to the County road, over and across the existing roadway on the tract of land hereinafter described:

Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter of said Section 26;

Thence North 39°32' East 410.8 feet;

Thence North 89°53' East 203.36 feet;

Thence North 00°47' West 814.33 feet;

Thence South 87°40' West 442.88 feet to the center of the County road;

Thence South 14°08' East 162.23 feet;

Thence South 17°03' East along said County road 263.60 feet;

Thence North 88°57' East to the East line of that certain tract conveyed to Harold F. Estabrook and Stella May Estabrook, husband and wife, by Deed dated March 24, 1947, and recorded March 25, 1947, in Volume 216 of Deeds, Page 630, under Auditor's File No. 402345, records of Skagit County, Washington;

Thence South 00°47'00" East along the East line of said Estabrook Tract a distance of 150.0 feet to the true point of beginning of this description;

Thence continue South 00°47'00" East along the East line of said Estabrook Tract to the Southeast corner thereof;

Thence South 89°53' West along the Southerly line of said Estabrook Tract 203.36 feet;

Thence North 25°44' West 92.14 feet;

Thence North 17°03' West 39.51 feet;

Thence North 88°34' East 102.58 feet;

Thence North 00°01' East to a point which is South 88°57' West of the true point of beginning;

Thence North 88°57' East to the true point of beginning;

EXCEPT that portion thereof lying within the Colony County Road.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



200312190167
Skagit County Auditor