

**AFTER RECORDING MAIL TO:**  
Mrs. Christina Meehan  
48929 Concrete Sauk Valley Road  
Concrete, WA 98237



200312230036

Skagit County Auditor

12/23/2003 Page 1 of 3 8:56AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 109810-PE

**LAND TITLE OF SKAGIT COUNTY**

## Statutory Warranty Deed

**Grantor(s): Melvin D. Rawlings and Mary Pat Rawlings**  
**Grantee(s): Christina Meehan**  
**Abbreviated Legal: a ptn of SE ¼ of NE ¼, 19-35-9 E W.M.**  
**Assessor's Tax Parcel Number(s): 350519-1-021-0012, P44514**

**THE GRANTOR MELVIN D. RAWLINGS and MARY PAT RAWLINGS, husband and wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Christina Meehan, a married woman as her separate property** the following described real estate, situated in the County of Skagit, State of Washington.

Those portions of the Southeast ½ of the Northeast ¼ of Section 19, Township 35 North, Range 9 East, W.M., described as follows:

1.) Beginning at the intersection of the center of Hooper Creek and the North margin of the County road as said creek and road existed on April 10, 1958 (said road having been condemned by Skagit County in Superior Court Cause No. 21057, by Decree entered on May 19, 1952); thence West along the said County road, 300 feet; thence North 175 feet; thence East 225 feet, more or less, to the center of said Hooper Creek as it so existed; thence South along the center of said Hooper Creek to the place of beginning; EXCEPT that portion thereof, if any, lying Easterly of the centerline of Hooper Creek as it existed on June 13, 1941.

2.) That portion of the Southeast ¼ of the Northeast ¼ of Section 19, Township 35 North, Range 9 East, W.M., lying Southerly and Easterly of a line described as follows:

Beginning at the intersection of the center of Hooper Creek and the North margin of the County road as creek and road existed on April 10, 1958; thence West along said road 300.00 feet to a point designated as Point "B"; thence North 175.00 feet; thence East 225.00 feet, more or less, to the center of Hooper Creek as it existed on June 13, 1942, said point designated as Point "A"; thence beginning at Point "B"; thence along said North margin of County road along a curve to the left having a radius of 5,770.00 feet through a central angle of 00°19'10" and a radius point which bears South 13°35'36" East from the last described point, (Point "B"); thence along said curve to an intersection with an existing fence said point bearing North 33°06'00" West a distance of 1,078.98 feet from the East ¼ corner of said Section 19 being the beginning point of the herein described line; thence along said fence the following four courses and distances; thence North 12°11'40" West, a distance of 170.11 feet; thence North 69°28'49" East, a distance of 95.21 feet; thence South 20°52'50" East, a distance of 15.36 feet; thence South 77°24'31" East, a distance of 17.15 feet; thence South 88°42'47" East, a distance of 137.00 feet to the centerline of said Hooper Creek as it existed on June 13, 1942; thence along the centerline thereof to Point "A" as described within this description and the terminus of said line.

3.) Beginning at the Southwest corner of that certain tract conveyed to Melvin D. and Mary Pat Rawlings in Statutory Warranty Deed filed under Auditor's File No. 9211040083, said corner also being the Southeast corner on the North right of way line of the Sauk Valley Road as shown on that certain Record of Survey filed in Volume 17 of Surveys, at page 22 under Auditor's File No. 9505170013; thence North 01°04'32" East along the West line of said Rawlings tract as shown on said survey 175.00 feet; thence South 87°38'15" East along the North line of said Rawlings tract as shown on said survey 122.74 feet to an existing rebar and cap; thence continuing South 87°38'15"

East 101.39 feet, more or less, to the centerline of Hooper Creek; thence North 33°08'34" West along said centerline 51.39 feet; thence North 56°01'49" West along said centerline 16.16 feet; thence South 81°07'17" West 62.32 feet to a point on the North side of a 26" diameter Douglas Fir; thence continuing South 81°01'17" West 83.34 feet to the Northwest face of a 4X4' post at the East end of an existing wood fence; thence along said fence South 70°36'37" West 100.35 feet to the Southwest side of an existing power pole; thence South 09°13'37" East on a line that hits the West side of an existing power pole a distance of 165.35 feet to the North right of way line of Sauk Valley Road; thence Easterly along said North right of way line through a curve concave to the South having a radius of 5,770.00 feet a distance of 26.36 feet through a central angle of 0°15'42" to the point of beginning.

Situate in the County of Skagit, State of Washington.

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

Dated December 16, 2003

Melvin D. Rawlings  
Melvin D. Rawlings

Mary Pat Rawlings  
Mary Pat Rawlings

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Melvin D. Rawlings and Mary Pat Rawlings** 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: 12 18 03

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



#64167  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
DEC 23 2003  
Amount Paid \$ 2088.45  
Skagit County Treasurer  
By: [Signature] Deputy



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EXCEPTIONS:

- A. Any question that may arise due to shifting and changing in course of Hooper Creek.
- B. Possible easement rights in favor of third parties over an existing driveway, as said driveway is disclosed by Survey recorded under Auditor's File No. 886148, in Volume 2 of Surveys, page 111, records of Skagit County, Washington.

C. CONDITIONS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 19, 1996  
 Auditor's No.: 9607190038  
 As follows: "The above described property will be combined or aggregated with contiguous property owned by the Grantee. This boundary line adjustment is not for the purpose of ceating an additional building."

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County  
 Purpose: Flood control or drainage  
 Area Affected: 10 foot strip of land, which lies 10 feet on the West side, adjacent to parallel with the centerline of Hopper Creek, for a distance of 100 feet on the South side of the centerline of the County Road known as the Concrete-Sauk Valley Road.  
 Dated: May 31, 1995  
 Recorded: August 13, 1997  
 Auditor's No.: 9708130082

E. CONDITIONS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: August 23, 2001  
 Auditor's No.: 200108230043  
 As follows: "The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purpose of creating an additional building lot."

MORUMPR



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