

AFTER RECORDING MAIL TO:

Richard Patnode
17093 Theodorson Lane
Mount Vernon, WA 98273



200312230155

Skagit County Auditor

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01204-03

Statutory Warranty Deed
LAND TITLE OF SKAGIT COUNTY

Grantor(s): JoAnn Boudreau
Grantee(s): Richard L. Patnode
Abbreviated Legal:
Ptn N 1/2 of NW 1/4 of SW 1/4, 13-34-3 E W.M.

Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340313-0-111-0008

THE GRANTOR JoAnn Boudreau, a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard L. Patnode, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

See Attached Exhibit "A" hereto attached and made a part hereof.

SUBJECT TO: Exhibit "B" hereto attached and made a part hereof.

Dated December 22, 2003

JoAnn Boudreau
JoAnn Boudreau

#6474
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DEC 23 2003

Amount Paid \$ 2195.55
By: [Signature] Skagit County Treasurer
Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that JoAnn Boudreau

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: 12/22/03

Kelli A Mayo
Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2005

EXHIBIT "A"

DESCRIPTION:

That portion of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the West line of the Memorial Highway right of way where the same is intersected by a line running East from a point 329.7 feet South of the West quarter corner;
thence West 367 feet to the true point of beginning;
thence continue West 100 feet;
thence South 67 feet, more or less, to the North line of a private road;
thence East along the North line of said private road to a point South of the true point of beginning;
thence North 67 feet, more or less, to the true point of beginning.

TOGETHER WITH a non-exclusive easement for common roadway as set forth in instrument recorded October 29, 1987, under Auditor's File No. 8710290022.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "B"

EXCEPTIONS:

A. USE AND MAINTENANCE AGREEMENT OF PRIVATE ROADWAY AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Property owners along Theodorsen Lane
Recorded: October 29, 1987
Auditor's No.: 8710290022

B. REPAIR AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Imogene McGehee
And: Skagit County
Recorded: June 11, 1991
Auditor's No.: 9106110034

C. The effect, if any, of a Survey of said premises, recorded October 3, 2003, under Auditor's File No. 200310030060.



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