

When Recorded Return to:  
CLIVE P. WARE  
ELIZABETH P. WARE  
18390 Osprey Court  
Mount Vernon WA 98274



200401060028  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: BE8616 MKP  
C29321 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR JOHN HAMMING, a single man, as his separate estate

for and in consideration of Sixty-Two Thousand Five Hundred and 00/100...(\$62,500.00)  
DOLLARS

in hand paid, conveys and warrants to

CLIVE P. WARE and ELIZABETH P. WARE, husband and wife and MICAIAH JOHNSON and  
PRISCILLA JOHNSON, husband and wife

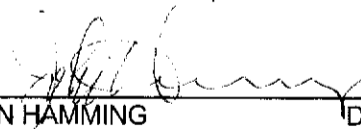
the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated legal description: Ptn. Lot 1, SP# 21-87, See legal description attached hereto  
and by reference made a part hereof.

Tax Account No. : 340313-0-025-0201 P21692


Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: December 30, 2003

  
JOHN HAMMING Date

#59  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

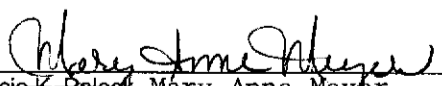
JAN 06 2004 25

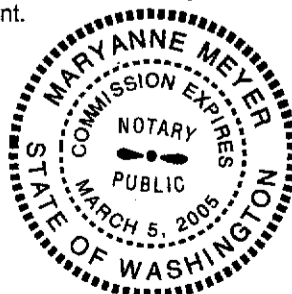
Amount Paid \$ 950.25  
By:   
Skagit County Treasurer Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOHN HAMMING the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: December 30, 2003

  
Marcie K. Paley Mary Anne Meyer  
Notary Public in and for the State of Washington  
Residing at Mount Vernon Sedro-Woolley  
My appointment expires: ~~October 16, 2004~~ 3-5-05



Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No: BE8616 MKP**

Lot 1, SHORT PLAT NO. 21-87, approved December 18, 1987, recorded December 23, 1987 in Book 8 of Short Plats, page 10, under Auditor's File No. 8712230002, records of Skagit County, Washington, and being a portion of Government Lot 8, Section 13, Township 34 North, Range 3 East of the Willamette Meridian;

EXCEPT that portion of Lot 1, SKAGIT COUNTY SHORT PLAT NO. 21-87, approved December 18, 1987, and recorded December 23, 1987, in Volume 8 of Short Plats, page 10, being a portion of Government Lot 8, Section 13, Township 34 North, Range 3 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southeasterly most corner of said Lot 1, SKAGIT COUNTY SHORT PLAT NO. 21-87;

Thence West 25.00 feet along the South line of said Lot 1 to a Southwest corner thereof; Thence North  $0^{\circ}44'01''$  West 119.97 feet (called North  $0^{\circ}44'$  West 120.00 feet on the face of SKAGIT COUNTY SHORT PLAT NO. 21-87, recorded in Volume 2 of Short Plats, pages 166 and 167, records of Skagit County, Washington) along the West line of said Lot 1 to the true point of beginning;

Thence North 19.8 feet, more or less, along a fence line as the same is shown on the face of said SKAGIT COUNTY SHORT PLAT NO. 21-87 to the Northeast corner of said fence; Thence West along said fence line 85.7 feet, more or less, to the West line of said Lot 1, SKAGIT COUNTY SHORT PLAT NO. 21-87;

Thence South  $0^{\circ}44'00''$  East 20.1 feet, more or less, along the West line of said Lot 1, SHORT PLAT NO. 21-87 to a Southwesterly corner thereof;

Thence South  $89^{\circ}58'48''$  East 85.70 feet (Called East 85.7 feet on said SHORT PLAT NO. 21-87 to the true point of beginning;

ALSO EXCEPT that portion of Lot 1, SKAGIT COUNTY SHORT PLAT NO. 21-87, approved December 18, 1987, and recorded December 23, 1987, in Volume 8 of Short Plats, page 10, being a portion of Government Lot 8, Section 13, Township 34 North, Range 3 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southeasterly most corner of said Lot 1, SKAGIT COUNTY SHORT PLAT NO. 21-87;

Thence West 25.00 feet along the South line of said Lot 1 to a Southwest corner thereof; Thence North  $0^{\circ}44'01''$  West 119.97 feet (Called North  $0^{\circ}44'$  West, 120.00 feet on the face on SKAGIT COUNTY SHORT PLAT NO. 21-87, recorded in Volume 2 of Short Plats, pages 166 and 167, records of Skagit County, Washington) along the West line of said Lot 1, SKAGIT COUNTY SHORT PLAT NO. 21-87;

Thence North  $89^{\circ}58'48''$  West 85.70 feet (called West 85.70 feet on the face of SHORT PLAT NO. 21-87) along a South line of said Lot 1, SKAGIT COUNTY SHORT PLAT NO. 21-87 to a Southwesterly corner thereof;

Thence North  $0^{\circ}44'00''$  West 257.00 feet along the West line of said Lot 1, SKAGIT COUNTY SHORT PLAT NO. 21-87 to the true point of beginning;

Thence continue North  $0^{\circ}44'00''$  West 18.3 feet, more or less, to an existing East-West fence line as the same is shown on the face of said SKAGIT COUNTY SHORT PLAT NO. 21-87;

Thence West 103.0 feet, more or less, along said East-West fence line to a three way fence corner, (North, South and East);

Thence South 20.0 feet, more or less, along said fence line to a Southerly line of said Lot 1, SKAGIT COUNTY SHORT PLAT NO. 21-87, West of the true point of beginning;

Thence East 103.0 feet along said Southerly line of Lot 1 to the true point of beginning.

Situated in Skagit County, Washington



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