

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Dennis A. Peterson  
16577 Green Lane  
Burlington, WA 98233



200401070057  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 110085-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): W. Scott LaVelle and Judith L. LaVelle  
Grantee(s): Dennis A. Peterson and Leslie L. Peterson

Lot Ptn 45&46, "COUNTRY CLUB ADD. NO. 5," as per plat recorded in Volume 11 of Plats, pages 32 and 33, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4333-000-045-0007, P79370

THE GRANTOR W. SCOTT LAVELLE and JUDITH L. LAVELLE, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DENNIS A. PETERSON and LESLIE L. PETERSON, 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: Paragraphs A through H, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 110085-PE and Full 2004 Taxes.

Dated January 2, 2004

W Scott LaVelle  
W. Scott LaVelle

Judith L. LaVelle  
Judith L. LaVelle

# 67  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

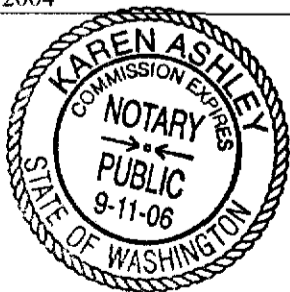
JAN 07 2004

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 6,426.00  
Skagit County Treasurer  
By: [Signature] Deputy

I certify that I know or have satisfactory evidence that W. Scott LaVelle and Judith L. LaVelle the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 5, 2004



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2006

Policy No.:  
Order No.:

**EXHIBIT A**

That portion of Lots 45 and 46, "COUNTRY CLUB ADD. NO. 5", as per plat recorded in Volume 11 of Plats, pages 32 and 33, records of Skagit County, Washington, lying Southerly of the following described line:

Beginning at the Northeast corner of said Lot 46;  
thence South  $0^{\circ}13'58''$  West, 51.61 feet along the East line of said Lot 46 to the Southeast corner thereof being the point of beginning of said line description;  
thence North  $77^{\circ}05'43''$  West, 15.64 feet;  
thence South  $12^{\circ}34'00''$  West, 19.15 feet;  
thence North  $77^{\circ}05'43''$  West, 70.00 feet;  
thence South  $49^{\circ}32'45''$  West, 51.46 feet, more or less, to a point on the right of way margin of Green Lane cul de sac, said point bears North  $61^{\circ}07'45''$  East, 45.00 feet from the center of said cul de sac, said point also bears North  $23^{\circ}32'26''$  West, 8.36 feet from the common corner of said Lots 45 and 46, said point also being the terminus of said line description.

TOGETHER WITH a non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across those portions of said Lots 45 and 46 lying North of the above described line and those portions of said Lots 45 and 46 lying Southerly of the above described line and being more particularly described as follows:

Beginning at the Southwesterly corner of said Lot 46, being a point on the right of way margin of said Green Lane cul de sac;  
thence along the arc of said cul de sac curve, concave to the Southwest, having an initial tangent bearing of South  $70^{\circ}03'29''$  East, a radius of 45.00 feet, through a central angle of  $69^{\circ}31'04''$  an arc distance of 54.60 feet;  
thence North  $89^{\circ}27'35''$  East 34.16 feet;  
thence North  $11^{\circ}02'18''$  East, 44.16 feet;  
thence South  $77^{\circ}05'43''$  East, 10.00 feet;  
thence North  $12^{\circ}54'17''$  East, 17.21 feet;  
thence North  $77^{\circ}05'43''$  West, 63.60 feet, more or less, to the Westerly of line of said Lot 46, at a point bearing North  $38^{\circ}00'00''$  East from the point of beginning;  
thence South  $38^{\circ}00'00''$  West along said Easterly line of Lot 46, 38.75 feet, more or less, to the point of beginning.

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