

When Recorded Return to:  
DANIEL L. AVERILL  
TRACY L. AVERILL  
303 7th Street  
Anacortes WA 98221



200401120394  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: AE9603 JAC C29121 ✓

### STATUTORY WARRANTY DEED

THE GRANTOR SEDRO TRAIL CORPORATION, a Washington corporation

for and in consideration of Five Hundred Thousand and 00/100...(\$500,000.00) DOLLARS

in hand paid, conveys and warrants to

DANIEL L. AVERILL and TRACY L. AVERILL, husband and wife

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

**BriefLegal:** Ptn. SW SE Sec. 23, T35N, R4EWM

**"COMPLETE LEGAL DESCRIPTION AS SHOWN ON EXHIBIT "A" ATTACHED HERETO  
AND MADE A PART HEREOF BY THIS REFERENCE"**

Tax Account No. : 350423-0-033-0009 P37183

Subject to: Restrictions, reservations and easements of record.

Dated: January 5, 2004

#154  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

JAN 12 2004

Amount Paid \$ 8900.00  
By: Skagit County Treasurer Deputy

**SEDRO TRAIL CORPORATION**

By Delbert C. Reisner Date 1-08-04  
President

STATE OF ~~WASHINGTON~~ California  
COUNTY OF ~~Skagit~~ Riverside

I certify that I know or have satisfactory evidence that Delbert C. Reisner the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the President of SEDRO TRAIL CORPORATION to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 1-8-04

Laura De La Rosa  
Notary Public in and for the State of ~~Washington~~  
Residing at Palm Springs California  
My appointment expires:



Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No:** AE9603 JAC

**PARCEL A:**

That portion of the Southwest Quarter of the Southeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian, lying North of State Route SR20 as conveyed by deeds recorded September 6, 1938 and August 18, 1988, under Auditor's File Nos. 305470 and 8808180068, records of Skagit County, Washington, described as follows:

Beginning at a point on the North line of the former Dollarway County Road right of way as it existed March 22, 1946, which is 120 feet West of the East line of said Southwest Quarter of the Southeast Quarter;  
Thence North 00°20'30" West 215.2 feet;  
Thence South 89°39'30" West 120 feet;  
Thence South 00°20'30" East 282.4 feet to the North line of said Dollarway Road right of way;  
Thence North 50°24' East 137.5 feet to the point of beginning.

**PARCEL B:**

That portion of the Southwest Quarter of the Southeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian, lying North of State Route SR20 as conveyed by deeds recorded September 6, 1938 and August 18, 1988, under Auditor's File Nos. 305470 and 8808180068, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the East line of said Southwest Quarter of the Southeast Quarter with the North line of the Burlington-Sedro Woolley State Road as it existed October 26, 1945;  
Thence North 00°20.5'00" West 148 feet;  
Thence South 89°39.5'00" West 120 feet;  
Thence South 00°20.5'00" East 215.2 feet to said State Road;  
Thence North 60°24'00" East 137.6 feet, more or less, to the point of beginning;

EXCEPT that portion conveyed for right of way to the City of Sedro Woolley by deed recorded February 23, 1999, under Auditor's File No. 9902230065, records of Skagit County, Washington.

AND EXCEPT from Parcels A and B any portion thereof lying within that parcel described in that Judgment quieting title in the Estate of Thelma V. Meamber, filed October 8, 1992, under Cause No. 91-2-00720-1 of Skagit County Superior Court.

ALL situated in Skagit County, Washington



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