

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:



200401260139  
Skagit County Auditor

1/26/2004 Page 1 of 3 11:33AM

RICHARD & LINDA WARD  
3311 ROYAL OAKS DR  
VANCOUVER, WA 98662

STATUTORY WARRANTY DEED

Grantors (Sellers):

RICHARD H. WARD & LINDA F. WARD

Grantees (Buyers):

RICHARD H. WARD and LINDA F. WARD,  
Trustees of the RICHARD H. WARD and  
LINDA F. WARD TRUST dated  
12/29, 2003

Abbreviated Legal:

Assessor's Tax Parcel #

Other Reference Nos:

LOT 17, RANCHO SAN JUAN DEL MAR, SUBDIVISION  
3972-000-17-0009 No. 1  
P 68202

Documentary transfer tax is none. No consideration.

THE GRANTOR(S), RICHARD H. WARD & LINDA F. WARD,

hereby CONVEY(S) AND WARRANT(S) TITLE to

RICHARD H. WARD and LINDA F. WARD, Trustees of the RICHARD H. WARD and  
LINDA F. WARD TRUST dated 12/29, 2003

the following-described real estate situated in the County of Skagit, State of Washington,  
including any interest therein which Grantor(s) may hereafter acquire:

~~Insert legal description here or see~~ See Exhibit "A" attached hereto and  
incorporated herein by reference.)

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

# 3360  
JAN 26 2004

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

STATUTORY WARRANTY DEED

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(WARD Richard & Linda/ Deed to Trust)

Exhibit A.

SA-16816

EXHIBIT "A"

PARCEL A:

Lot 17, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1, according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington;

PARCEL B:

That portion of Lot 16, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1, according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Lot;  
thence North 57°42'00" East along the South line of said Lot 16 a distance of 472.19 feet, more or less, to a point on the Westerly right of way line of Marine drive;  
thence Northwesterly along said Westerly right of way line, through an arc distance of 62.50 feet, more or less, to a point which bears North 50°26'00" East from the point of beginning;  
thence South 50°26'00" West a distance of 486.34 feet, more or less, to the point of beginning;

Situated in Skagit County, Washington.

- END OF EXHIBIT "A"



200401260139

Skagit County Auditor

glk

8/14/98  
Real Estate Excise Tax No: 24996

DATED: 1/5, 2004

[Signature]  
Linda Ward

STATE OF WASHINGTON )  
: ss.  
County of Clark )

I certify that Richard H. Ward and Linda F. Ward appeared personally before me and that I know or have satisfactory evidence that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 5th day of January, 2004

[Signature]  
ISA MOYER  
NOTARY PUBLIC FOR WASHINGTON  
My Commission Expires: 26 Nov 2006

