

AFTER RECORDING MAIL TO:

JAMES CHAPIN, STACY CHAPIN
20468 Orlsey Lane
Mount Vernon, Wa. 98273
B80317

Filed for Record at Request of First American Title of Skagit County



200402270233
Skagit County Auditor

2/27/2004 Page 1 of 2 3:59PM

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
B80317-E-1

THE GRANTOR ELIZABETH A. PETERSON, A Single Woman for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to JAMES CHAPIN and STACY CHAPIN, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

ABBREVIATED LEGAL: .Section 16, Township 33, Range 4; Ptn. South 1/4

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey."

#913
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

FEB 27 2004

Amount Paid \$ 4,727.10
Skagit County Treasurer
By: Deputy

Assessor's Property Tax Parcel Account Number(s): 330416-0-011-0006 P16647, 330416-4-001-0109 P16702

Dated February 23, 2004.

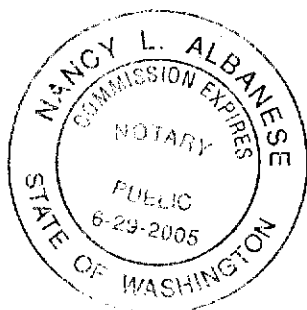
Elizabeth A. Peterson
ELIZABETH A. PETERSON

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss

I certify that I know or have satisfactory evidence that ELIZABETH A. PETERSON is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/24/04



My L. Albanese
Notary Public in and for the State of Washington
Residing at Anacortes

My appointment expires: 6-29-05

Exhibit A

PARCEL "A":

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision; thence North along the West line thereof 585 feet; thence West 219 feet, more or less, to the East line of the County Road as it existed on July 23, 1957; thence North 13°25' East along the Easterly line of said road 129.5 feet; thence North 60° East 25 feet; thence South 72°21' East 178.5 feet, more or less, to a point on the West line of said Southwest 1/4 of the Southeast 1/4, which is the true point of beginning; thence Southeasterly to a point which is 50° East of the West line of said Southwest 1/4 of the Southeast 1/4 (measured at right angles) and 120 feet North of the North line of that certain tract being sold on Contract to Edward Johnson, et ux, by instrument dated April 5, 1963, recorded April 5, 1963, under Auditor's File No. 634188; thence South parallel with the West line of the Southwest 1/4 of the Southeast 1/4, 120 feet to said North line of the Johnson Tract; thence West along the North line of the Johnson Tract 50 feet to the West line of the Southwest 1/4 of the Southeast 1/4; thence North along said West line to the true point of beginning.

PARCEL "B":

The North 1/2 of the following described portion of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said Southeast 1/4 of the Southwest 1/4; thence North along the quarter section line 465 feet to the true point of beginning; thence North 87°10' West 215 feet, more or less, to the Easterly line of the County Road; thence Northerly along the Easterly line of the County Road 110 feet, more or less, to a point 219 feet West of a point on the said quarter section line which is 585 feet North of the Southeast corner of said Southeast 1/4 of the Southwest 1/4; thence East to said point 585 feet North of the Southeast corner of said Southeast 1/4 of the Southwest 1/4; thence South along said quarter section line 120 feet, more or less, to the true point of beginning.

PARCEL "C":

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said subdivision 585 feet North of the Southeast corner thereof; thence West 219 feet, more or less, to the East line of the present County Road; thence North 13°35' East along the Easterly line as said County Road, 129.5 feet; thence North 60° East 25 feet; thence South 72°21' East 178.5 feet, more or less, to a point on the East line of said subdivision; thence South along said subdivision line 110 feet, more or less, to the point of beginning.

EXCEPT from the above described property, that portion thereof lying with the boundaries of the following described tract:

Beginning at the South 1/4 corner of said Section; thence North 06°44' East along the North/South centerline of said section, 515.12 feet to the South line of that certain tract of land conveyed to Dick South, under Auditors File No. 678763, and the true point of beginning; thence North 89°51'26" East along said South line, 228.48 feet to the West line of that tract of land conveyed to Edward H. Johnson, under Auditor's File No. 756576; thence North 1°06'44" East along the West line of said Johnson Tract 242.32 feet to the Southerly line of the Lake Sixteen Road as described under Auditor's File No. 690228; thence South 62°25'30" East along said Southerly line 57.14 feet; thence South 87°01'30" West along said Southerly line 75.07 feet to a point 125 feet as measured at right angles from the West line of said Johnson Tract; thence South 1°06'44" West parallel with the West line of said Johnson Tract 205.58 feet; thence North 88°35' West 103.43 feet to the North/South centerline of said section; thence South 1°06'44" West along said line 9.52 feet to the true point of beginning.



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Skagit County Auditor