

200403150145

Skagit County Auditor

3/15/2004 Page

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4 11:43AM

WHEN RECORDED RETURN TO:

JAMES E. ANDERSON P.S.
P.O. BOX 727
ANACORTES, WA 98221

STATUTORY WARRANTY DEED

GRANTOR: BRYAN G. YOUNG, a single man

GRANTEE: BRYAN G. YOUNG, a single man

LEGAL DESCRIPTION: Lots 6 through 10, and Lots 11 through 15, Block 5, "BEALE'S MAPLE GROVE ADDITION TO THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington. TOGETHER WITH that portion of the vacated alley adjoining said lot.

See Exhibit 1 for the newly revised legal descriptions of the property as Tracts A and B.

TAX PARCEL NOS.: P56599, P56600, P56601

THE GRANTOR, BRYAN G. YOUNG, a single man, of 3601 Commercial Avenue, Anacortes, Washington, for One Dollar and no other consideration, conveys and warrants onto BRYAN G. YOUNG, a single man, the GRANTEE, Tracts A and B as described on Exhibit 1 which is attached hereto and incorporated by reference herein.

The purpose of this deed is to re-record the deed under which Grantor took title to the above-referenced real property to create two separate tracts (or parcels) out of three separate parcels that are referred to in the deed under which Grantor took title which was recorded on the 15th day of December, 1995 under Skagit County Auditor's File No. 9512140056. Marked as Exhibit 2 and attached hereto and incorporated by reference herein is a "sketch" showing the two parcels described on Exhibit 1.

STATUTORY WARRANTY DEED - 1

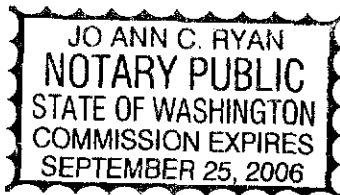
DATED this 12 day of March, 2004.

Bryan G. Young
BRYAN G. YOUNG

STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS

On this day personally appeared before me BRYAN G. YOUNG, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12th day of March, 2004.



Jo Ann C. Ryan
Notary Public in and for the State of Washington, residing at

Anacortes
My appointment expires: 9-25-06.

JO ANN C. RYAN
(Printed Name)

#1154
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAR 15 2004

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

STATUTORY WARRANTY DEED - 2

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**EXHIBIT 1
BRYAN YOUNG
LAND DESCRIPTION**

TRACT A

Lots 7 through 10 and Lots 11 through 13 in Block 5 in the Plat of BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington;

TOGETHER WITH that portion of the vacated alley adjoining said Lots.

EXCEPT that portion thereof lying Easterly of the following described line:
Beginning at the Northwest corner of aforescribed Lot 7; thence
South 00° 03' 31" West along the West line thereof, a distance of 50.20 feet; thence
South 89° 56' 29" East 11.04 feet; thence
South 00° 03' 31" West 40.05 feet; thence
North 89° 56' 29" West 18.58 feet; thence
South 00° 03' 31" West 38.74 feet to the South line of aforescribed Lot 13 and the
southerly terminus of hereindescribed line.

Situate in Skagit County, Washington

TRACT B

Lots 6, 7 and 8 and Lots 13, 14 and 15 in Block 5 in the Plat of BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington

TOGETHER WITH that portion of the vacated alley adjoining said Lots.

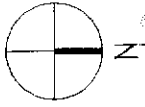
EXCEPT that portion thereof lying Westerly of the following described line:
Beginning at the Northwest corner of aforescribed Lot 7; thence
South 00° 03' 31" West along the West line thereof, a distance of 50.20 feet; thence
South 89° 56' 29" East 11.04 feet; thence
South 00° 03' 31" West 40.05 feet; thence
North 89° 56' 29" West 18.58 feet; thence
South 00° 03' 31" West 38.74 feet the South line of aforescribed Lot 13 and the
southerly terminus of hereindescribed line.

Situate in Skagit County, Washington



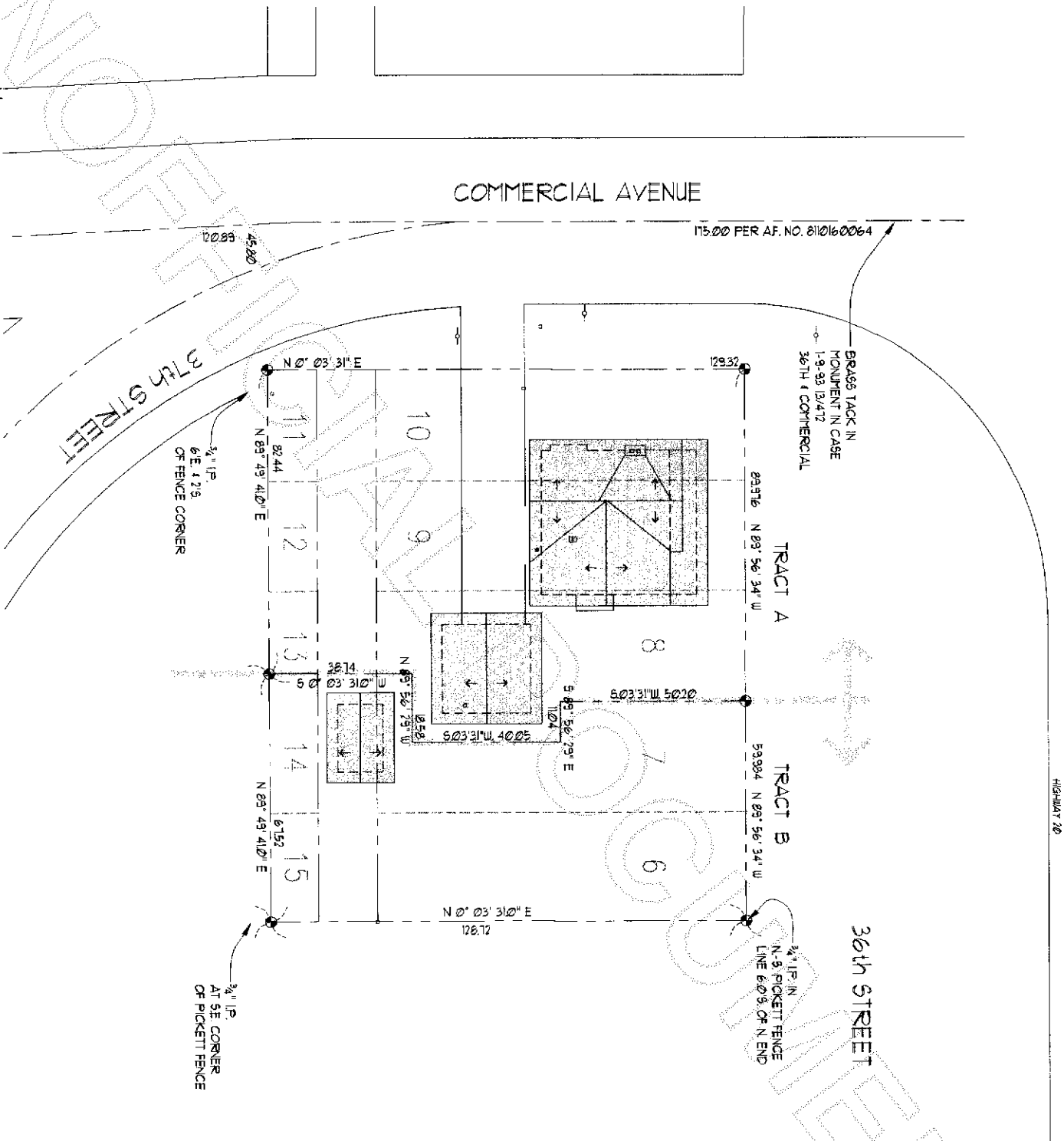
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EXHIBIT 2



A

SITE PLAN 3601 COMMERCIAL AVE. ANACORTES, WA.
SCALE: 1" = 40'



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