

AFTER RECORDING MAIL TO:
Mr. and Mrs. Christopher Winslow
20278 Maupin Road
Mount Vernon, WA 98273



200403310192
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A80363

FIRST AMERICAN TITLE CO.
A80363-E-1

Statutory Warranty Deed

Grantor(s): David M. Smith and Grace M. Smith
Grantee(s): Christopher Winslow and Margaret Winslow
Assessor's Tax Parcel Number(s): 330316-2-004-0101 P102001; 330316-2-004-00002 P15930

THE GRANTOR David M. Smith and Grace M. Smith, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher Winslow and Margaret Winslow, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abdr. legal: section 16, Township 23, Range 4; Ptn SW-NW
See legal description attached as pages 2 and 3.

"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."

Dated: March 26, 2004

David M. Smith
David M. Smith

Grace M. Smith
Grace M. Smith
1528
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAR 31 2004

Amount Paid \$ 11475.00
Skagit County Treasurer:
By: *gp* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David M. Smith and Grace M. Smith, the person(s) who appeared before me, and said person(s) acknowledged that ~~he/she~~ they signed this instrument and acknowledge it to be ~~his/her~~ their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/29/04

Tamara A. Satko



Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 11/7/07

PARCEL "A":

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 33 North, Range 3 East W.M., described as follows:

Begin at the Southwest corner of said subdivision; thence North 89 degrees 27'25" East along the South line of said subdivision, a distance of 146 feet to the true point of beginning; thence North 0 degrees 16'48" East parallel with the West line of said subdivision, a distance of 466 feet; thence North 89 degrees 27'25" East parallel with the South line of said subdivision, a distance of 508 feet; thence South 0 degrees 16'48" West parallel with the West line of said subdivision, 426 feet, more or less, to a point 40 feet North of the South line of said subdivision; thence North 89 degrees 27'25" East parallel with and 40 feet North of the South line of said subdivision to the West line of the Maupin County Road; thence South along said West line to the South line of said subdivision; thence South 89 degrees 27'25" West along the South line of said subdivision, a distance of 1121.5 feet, more or less, to the true point of beginning, EXCEPT any portion thereof lying East of the West line of the East 33 feet of said subdivision as conveyed to Skagit County for road purposes.

AND ALSO EXCEPT mineral rights as reserved by the State of Washington in deed dated December 8, 1920 and recorded December 23, 1920, under Auditor's File No. 146665, in Volume 121 of Deeds, page 18, records of Skagit County, Washington. (Said property being further identified in Record of Survey filed February 15, 1989, in Volume 8 of Surveys, page 132, under Auditor's File No. 8902150011.)

PARCEL "B":

The Southwest 1/4 of the Northwest 1/4 of Section 16, Township 33 North, Range 3 East W.M.:

EXCEPT the East 33 feet (2 rods) thereof, as conveyed to Skagit County for road purposes by Deed recorded September 28, 1923, under Auditor's File No. 168173, in Volume 130 of Deeds, page 310, records of Skagit County, Washington;

AND EXCEPT that portion, if any, lying within the boundaries of the as built and existing County road running along the East line thereof, commonly known as Maupin Road;

AND EXCEPT mineral rights as reserved by the State of Washington in Deed dated December 8, 1920, and recorded December 23, 1920, under Auditor's File No. 146665, in Volume 121 of



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Deeds, page 18, records of Skagit County, Washington. (Said property being further identified in Record of Survey filed February 15, 1989, in Volume 8 of Surveys, page 132, under Auditor's File No. 8902150011.)

AND EXCEPT that portion of the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 33 North, Range 3 East W.M., described as follows:

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 33 North, Range 3 East W.M., described as follows:

Begin at the Southwest corner of said subdivision; thence North 89 degrees 27'25" East along the South line of said subdivision, a distance of 146 feet to the true point of beginning; thence North 0 degrees 16'48" East parallel with the West line of said subdivision, a distance of 466 feet; thence North 89 degrees 27'25" East parallel with the South line of said subdivision, a distance of 508 feet; thence South 0 degrees 16'48" West parallel with the West line of said subdivision, 426 feet, more or less, to a point 40 feet North of the South line of said subdivision; thence North 89 degrees 27'25" East parallel with and 40 feet North of the South line of said subdivision to the West line of the Maupin County Road; thence South along said West line to the South line of said subdivision; thence South 89 degrees 27'25" West along the South line of said subdivision, a distance of 1121.5 feet, more or less, to the true point of beginning, EXCEPT any portion thereof lying East of the West line of the East 33 feet of said subdivision as conveyed to Skagit County for road purposes.



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