

When Recorded Return to:
STEVEN D. KOSCHO
HARRIET KOSCHO
5233 19th Avenue NE
Seattle WA 98105



200404010112
Skagit County Auditor

4/1/2004 Page 1 of 2 3:50PM

Chicago Title Company - Island Division

Order No: IMV0067 MKP
IC30205 ✓

STATUTORY WARRANTY DEED

THE GRANTOR WESTERN RESOURCE GROUP, INC., a Washington Corporation

for and in consideration of Seventy-Nine Thousand and 00/100...(\$79,000.00) DOLLARS

in hand paid, conveys and warrants to

STEVEN D. KOSCHO and HARRIET KOSCHO, husband and wife

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

Abbreviated Legal Description: Ptn. N/2 NW SE Sec. 7, T34N, R5E W.M. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 340507-4-002-0200 P118169
340507-4-002-0008 P30212

#1562
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Subject to: Restrictions, reservations and easements of record.

APR 01 2004

Dated: March 24, 2004

Amount Paid \$ 1406.20
Skagit Co. Treasurer
By Deputy

WESTERN RESOURCE GROUP, INC.

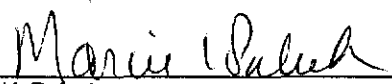
 3-24-04
By Mark D. Edick Date
Vice President



STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Mark D. Edick 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 Vice President of WESTERN RESOURCE GROUP, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 24, 2004


Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2004

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: IMV0067 MKP

PARCEL A:

The North Half of the Northwest Quarter of the Southeast Quarter of Section 7,
Township 34 North, Range 5 East of the Willamette Meridian.

(Also known as Parcel 1 of that Survey recorded June 17, 1998, under Auditor's File No.
9806170031, in Volume 20 of Surveys, page 148, records of Skagit County,
Washington,

PARCEL B:

A non-exclusive easement for ingress and egress, roadway and utilities over, under and
across that certain strip of land in a portion of the Northeast Quarter of Section 7,
Township 34 North, Range 5 East of the Willamette Meridian, being 60 feet in width, the
centerline of said strip being more particularly described as follows:

Commencing at the North Quarter corner of said Section 7;
Thence South 1°56'37" West, 897.81 feet along the West line of said Northeast Quarter
of said Section 7, to the true point of beginning of said centerline;
Thence South 14°37'37" East, 256.39 feet;
Thence South 40°06'43" East, 203.40 feet;
Thence South 33°05'15" East, 157.78 feet;
Thence South 10°34'58" East, 134.84 feet;
Thence South 1°34'33" West, 434.27 feet;
Thence South 4°27'56" West, 239.25 feet;
Thence South 3°07'01" East, 346.68 feet;
Thence South 4°25'31" West, 45 feet, more or less, to the South line of said Northeast
Quarter of Section 7 and the North line of the Northwest Quarter of the Southeast
Quarter of said Section 7, and the terminus of said centerline.

The side lines of said 60 foot wide easement are to be extended or shortened to
intersect said West line and said South line of said Northeast Quarter of Section 7.

Situated in Skagit County, Washington



200404010112

Skagit County Auditor