



200404120204  
Skagit County Auditor

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**AFTER RECORDING MAIL TO:**  
Mr. and Mrs. Michael Flowers  
P.O. Box 1024  
Eastsound, WA 98245

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 111273-SE

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

**Grantor(s): James J. Morrell, Jr. and Joni L. Morrell**  
**Grantee(s): Michael Flowers and Joyce Flowers**  
**Abbreviated Legal: ptn SW ¼ of NW ¼, 1-35-4 E W.M.**  
**Assessor's Tax Parcel Number(s): 350401-2-002-0206, P35509**

**THE GRANTOR James J. Morrell, Jr. and Joni L. Morrell, husband and wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **MICHAEL FLOWERS and JOYCE FLOWERS, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the Southwest ¼ of the Northwest ¼ of Section 1, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the North 1/16 corner between Sections 1 and 2 of Township 35 North, Range 4 East, W.M.;  
thence South along said Section line 200 feet in distance to the true point of beginning;  
thence continuing South along same section line 200 feet in distance;  
thence East 200 feet in distance;  
thence North 200 feet in distance;  
thence West 200 feet in distance to point of beginning consisting of one acre, more or less, EXCEPT the West 20 feet for County road right of way.

TOGETHER WITH that portion of the Southwest ¼ of the Northwest ¼ of Section 1, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said subdivision;  
thence Southerly along the West line thereof 400 feet to the Southwest corner of a tract of land conveyed to Rodney B. Hayes, by Deed recorded under Auditor's File No. 824163, said point being the true point of beginning;  
thence East 200 feet to the Southeast corner of said Hayes Tract;  
thence Southerly parallel to the West line of said subdivision 50 feet;  
thence West parallel to the South line of said Hayes Tract 200 feet to the West line of said 1720 subdivision;  
thence Northerly along said West line 50 feet to the point of beginning.

EXCEPT the West 20 feet for County road right of way.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Including a 1977 BNPR Manufactured home, 64 x 26, VIN NO. 5895, title eliminated under Auditor's File No. 9808180001.

Dated April 6, 2004

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 12 2004

Amount Paid \$ 2670.00  
Skagit Co. Treasurer  
By *LP* Deputy

James J. Morrell, Jr.  
James J. Morrell, Jr.

Joni L. Morrell  
Joni L. Morrell

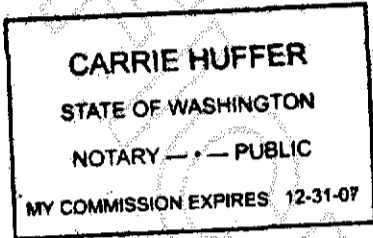
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **James J. Morrell, Jr. and Joni L. Morrell**  
the person(s) who appeared before me, and said person(s) acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: April 7, 2004

Carrie Huffer

Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2007



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Schedule "B-1"

111273-SE

EXCEPTIONS:

A. RESERVATION OF EASEMENT INDEED:

Executed By: Pope & Talbot, Inc.  
Recorded: November 23, 1940 in Volume 181 of Deeds, page 637  
Affects: West 30 feet of Southwest ¼ of the Northwest ¼

B. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT

Recorded: October 27, 1995  
Auditor's File No.: 9510270070  
As follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."



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