

AFTER RECORDING MAIL TO:

Mr. and Mrs. Drew Fleshman
114 South 5th Street
Mount Vernon, WA 98274

200404150097
Skagit County Auditor
4/15/2004 Page 1 of 2 1:26PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 111070-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): David L. Miller

Grantee(s): Drew Fleshman and Alison M. Studley

Abbrev Legal: Ptn Gov Lot 2 and Ptn S1/2 NE 1/4 in 31-35-3

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 350331-0-018-0108, P35085, 350331-0-037-0006, P35108

THE GRANTOR DAVID L. MILLER, an unmarried person as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DREW FLESHMAN and ALISON M. STUDLEY, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Agreements, Reservations and Easements of record, if any.

Dated April 13, 2004



David L. Miller

1785
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
Date

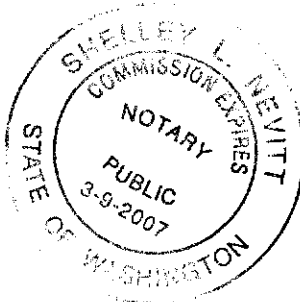
APR 15 2004

STATE OF Washington
COUNTY OF Skagit

Amount Paid \$ 3022.30
By: Shelley Nevitt Skagit County Treasurer
SS: Deputy

I certify that I know or have satisfactory evidence that **David L. Miller** the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-14-04



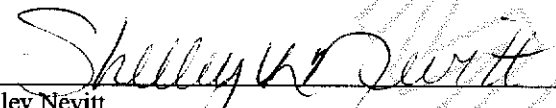

Shelley Nevitt
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 3/09/2007

EXHIBIT A

PARCEL "A":

A tract of land in Government Lot 2 of Section 31, Township 35 North, Range 3 East, W.M., and in Block 27, "PLAT OF BAYVIEW", (McKenna & Elliott's 2nd Addition), and adjacent vacated street described as follows:

Beginning at a point 409.43 feet North and 1,694.31 feet West of the East ¼ corner of said Section 31, the East and West centerline of said Section 31 bears South 89°53'30" West, said point being the intersection of the centerline of Third Street in Bay View with the North right of way line of the County road; thence South 74°20'10" East along the County road right of way line 95.00 feet; thence North 3°39'50" East 216.24 feet to the centerline of "H" Avenue; thence South 68°58'20" West along the centerline of "H" Avenue 166.60 feet to the intersection of the centerline of "H" Avenue and Third Street; thence South 21°04' East along the centerline of said Third Street 139.7 feet to the point of beginning,

EXCEPT that portion described as follows:

Beginning at the Northeast corner of that certain tract of land conveyed to David C. Paulson and Patricia A. Paulson by Quit Claim Deed as found recorded under Auditor's File No. 583174, records of Skagit County, Washington; thence South 3°39'50" West along the Easterly line of said Paulson Tract 216.57 feet to a point on the Northerly boundary of the County road; thence North 1°27'10" West 208.84 feet to the centerline of vacated "H" Street, in Bayview; thence North 68°58'20" East along the centerline of said vacated "H" Street 20.50 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the South ½ of the Northeast ¼ of Section 31, Township 35 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Northeast corner of Parcel C, as described in Statutory Warranty Deed recorded in Volume 750, page 86, under Auditor's File No. 8803310070, records of Skagit County, Washington; thence South 68°57'02" West, along the centerline of vacated "H" Street in Bayview, a distance of 14.12 feet to the true point of beginning; thence South 1°50'44" West, parallel with and 2 feet Easterly as measured at right angles from an existing fence, a distance of 103.81 feet to the intersection with the West line of said Tract C; thence North 1°28'28" West, along said West line, a distance of 101.50 feet to the Northwest corner of said Tract C; thence North 68°57'02" East, along the North line of said Tract C, a distance of 6.38 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

