

When Recorded Return to:  
DAVID K. HANSEN  
2614 Oakes Avenue  
Anacortes WA 98221

2  
200404260197  
Skagit County Auditor  
4/26/2004 Page 1 of 3 4:04PM

Chicago Title Company - Island Division  
Order No: AE9957 MM

IC30924 ✓ **STATUTORY WARRANTY DEED**

THE GRANTOR **GLENN L. WELCH**, as her separate estate

for and in consideration of **Four Hundred Ninety-Nine Thousand and 00/100...(\$499,000.00) DOLLARS**

in hand paid, conveys and warrants to **DAVID K. HANSEN**, a single person

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

PTN LOTS 6 AND 7, BLK. 101, NORTHERN PACIFIC ADD.  
SEE EXHIBIT A WHICH IS HERETO ATTACHED

Situated in Skagit County, Washington.

P58162 3809-101-008-0005

Tax Account No. : P100915 350123-0-016-0100; P31693 350123-0-002-0702

Subject to: Restrictions, reservations and easements of record.

Dated: April 19, 2004

Glenna L. Welch 4/22/04  
GLENN L. WELCH Date

#1963  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 26 2004

Amount Paid \$ 8882<sup>20</sup>  
Skagit Co. Treasurer  
By Deputy

STATE OF COLORADO  
COUNTY OF Elbert

I certify that I know or have satisfactory evidence that GLENN L. WELCH the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 4-27-04

[Signature]  
Notary Public in and for the State of Colorado  
Residing at Colorado  
My appointment expires: 2-27-07

PEGGY LALOUE  
NOTARY PUBLIC  
STATE OF COLORADO

My Commission Expires Feb. 27, 2007

Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No:** AE9957 MM

**PARCEL A:**

The West 15 feet of Lot 6, all of Lot 7 and Lot 8, less the West 5 feet thereof, Block 101, NORTHERN PACIFIC ADDITION TO THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Deeds, page 9, records of Skagit County, Washington.

Situated in Skagit County, Washington

**PARCEL B:**

That portion of the Burlington Northern Railroad right-of-way designated as Northern Pacific Railroad on the plat map of NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of Block 101 of said plat;  
Thence North 21°36'44" West along the Westerly line of said Block 101, a distance of 175.00 feet to the Northwest corner of said Block 101;  
Thence North 71°37'54" East, a distance of 65.09 feet to the true point of beginning;  
Thence North 21°36'44" West, a distance of 149.05 feet;  
Thence North 71°17'58" East, a distance of 70.08 feet;  
Thence South 21°36'44" East, a distance of 149.45 feet to a point on the North line of said Block 101;  
Thence South 71°37'54" West along the North line of said Block 101, a distance of 70.10 feet to the true point of beginning.

Situated in Skagit County, Washington

**PARCEL C:**

That portion of the following described Tract "RR" which lies between the Northwesterly extensions of the Southwesterly and Northeasterly lines of that certain tract of land conveyed to Loren D. Welch, et ux, by that certain Quit Claim Deed recorded June 29, 1988, under Auditor's File No. 8806290024, records of Skagit County, Washington.

**Tract RR:**

Tracts 1 and 2, Plate 7 in Section 14, Township 35 North, Range 1 East of the Willamette Meridian, and all that part of Tract 1, Plate 7, in Section 23, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing at the initial point of said Tract 1 of Section 23;  
Thence West 305 feet;  
Thence South 70°44' West 855 feet;  
Thence South 23° East 112 feet;  
Thence North 69°10' East, 136 feet;  
Thence North 70°53' East 533.5 feet;  
Thence North 73°12' East 444 feet;  
Thence North 17°45' East 32 feet to beginning.

EXCEPTING and EXCLUDING from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1, Plate 7, Section 23, and all that part thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Commencing at the initial point of Tract 1, Plate 7, said Section 23;  
Thence South 17°45' West, 32 feet;  
Thence South 73°12' West, 444 feet;



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Thence South 70°53' West, 533 5/10 feet;  
Thence South 69°10' West, 136 feet;  
Thence North 22°, no minutes West, 40 feet;  
Thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described;  
Thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North 17°45' East, 66 feet from the initial point of Lot 1, Tract 1, Section 23;  
Thence South 17°45' West, 66 feet to the place of beginning.

(Note: Said Welch tract partially or wholly adjoins Lots 6, 7 and 8 in Block 101, Northern Pacific Addition to Anacortes, in Volume 2 of Plats, page 9, records of Skagit County, Washington).

Situated in Skagit County, Washington