

AFTER RECORDING MAIL TO:  
Mr. Erik D. Wermus  
409 39<sup>th</sup> Street  
Anacortes, WA 98221



200405180084  
Skagit County Auditor

5/18/2004 Page 1 of 3 11:05AM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A81078

**Statutory Warranty Deed** FIRST AMERICAN TITLE CO.  
A81078E-1

Grantor(s): James R. Choate and Priscilla S. Choate  
Grantee(s): Erik D. Wermus  
Assessor's Tax Parcel Number(s): 350230-0-176-0009 P33144

THE GRANTOR James R. Choate and Priscilla S. Choate, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Erik Daniel Wermus, a single person the following described real estate, situated in the County of Skagit, State of Washington.

NENESW 30-35-2

See legal description attached hereto as Exhibit "A"

2422  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SUBJECT TO the Exceptions contained in Schedule B-1 attached hereto.

MAY 18 2004

Dated: 5/12/2004

Amount Paid \$ 2812.40  
Skagit Co. Treasurer  
By *mp* Deputy

*James R. Choate*  
James R. Choate

*Priscilla S. Choate*  
Priscilla S. Choate

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James R. Choate and Priscilla S. Choate, the persons 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.

Date: 5-13-04

*Vicki L. Hoffman*

Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-05

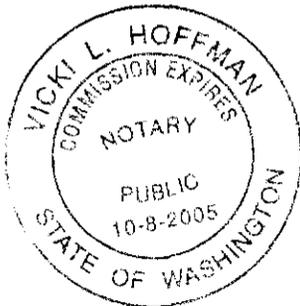


EXHIBIT "A"

The North 76.5 feet of the East 84.0 feet of the following described tract of land:

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at a point on the West line of "V" Avenue produced South, in the City of Anacortes, 220 feet South of the South line of 38<sup>th</sup> Street produced (said point being 516.0 feet South of the South line of 37<sup>th</sup> Street as established in the City of Anacortes); thence West 89.42 feet to the true point of beginning of this description; thence from said true point of beginning run West 89.42 feet; thence South 90.0 feet; thence East 89.42 feet; thence North 90.0 feet to the true point of beginning;

EXCEPT that portion, if any, lying within the boundaries of the West 360 feet of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said section;

TOGETHER WITH a non-exclusive easement, 15 feet in width, for ingress and egress over and across the following described tract of land:

Beginning at a point on the West line of "V" Avenue produced South in the City of Anacortes, Washington, 220 feet South of the South line of 38<sup>th</sup> Street, or 516 feet South of the South line of 37<sup>th</sup> Street; thence West 178.84 feet; thence North 15 feet; thence East 178.84 feet, more or less, to the West line of "V" Avenue; thence South along West line of "V" Avenue to the point of beginning.



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**SCHEDULE "B-1"**

**Exceptions:**

**A. EASEMENTS AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Co.  
Dated: July 16, 1951  
Recorded: August 8, 1951  
Auditor's No.: 464201  
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.  
Affects: Portion of subject property

**B. RESERVATION CONTAINED IN INSTRUMENT**

Executed by: Llewellyn C. Weekley and Virginia L. Weekley, husband and wife  
Recorded: September 2, 1952  
Auditor's No.: 479353  
As Follows: Easement herein granted is not an exclusive easement but the rights acquired shall be joint with the rights of any and all other persons to whom such privilege has been or may be granted.  
Affects: Subject property



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