

AFTER RECORDING MAIL TO:

Mr. and Mrs. Kenneth Christianson
11710 Pulver Road
Burlington, WA 98233



200405200113
Skagit County Auditor

5/20/2004 Page 1 of 6 3:54PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 111893-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Larry R. Atchley and Colleen J. Atchley
Grantee(s): Kenneth Christianson and B. Suzanne Christianson
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350336-4-009-0007, P35441

SESE 36-35-3

THE GRANTOR LARRY R. ATCHLEY and COLLEEN J. ATCHLEY, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KENNETH CHRISTIANSON and B. SUZANNE CHRISTIANSON, 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

SELLER HEREIN GRANTS FIRST RIGHT OF REFUSAL FOR PROPERTY DESCRIBED IN EXHIBIT "B" ATTACHED HERETO.

Subject To Covenants, Conditions, Restrictions, Provisions, Agreements, Reservations and Easements of record, if any.
Also Subject To Farm and Agricultural Tax Classification and the provisions and conditions of RCW 84.34 disclosed by Notice recorded March 30, 1973 under Auditor's File No. 782688.

Dated May 10, 2004

Larry R. Atchley

Colleen J. Atchley

KC by BSC PWA

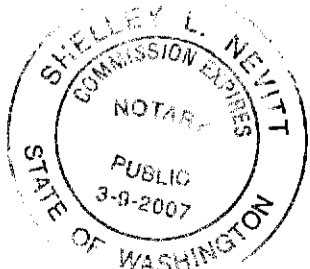
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2484
MAY 20 2004

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 19660.90
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Larry R. Atchley and Colleen J. Atchley the person(s) 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.

Dated: 5-20-04



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

LISSER & ASSOCIATES, PLLC

320 Milwaukee St, PO Box 1109, Mount Vernon WA 98273 (360) 419-7442 FAX (360) 419-0581

Exhibit "A"

May 3, 2004

Boundary Line Adjustment Description

Grantor: Larry R. Atchley and Colleen J. Atchley, husband and wife
Grantee: Kenneth Christianson and B. Suzanne Christianson, husband and wife

The Southeast 1/4 of the Southeast 1/4 of Section 36, Township 35 North, Range 3 East, W.M.,
EXCEPT the South 629 feet thereof,

AND EXCEPT the East 20 feet thereof for County Road,

ALSO, EXCEPT the West 200 feet of the East 220 feet of said Southeast 1/4 of the Southeast 1/4;

SUBJECT TO and TOGETHER WITH a non-exclusive mutually beneficial perpetual easement for ingress, egress and utilities over, under and across the North 30.00 feet of the East 220.00 feet of said Southeast 1/4 of the Southeast 1/4 of Section 36, Township 35 North, Range 3 East, W.M.

ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

The above described property is to be combined or aggregated with contiguous property to the north owned by the Grantee (Parcel No. P-35431). - See Exhibit "C" attached.

This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

APPROVED

[Signature]

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: *[Signature]*
Title: Associate Planner

Date: 5/13/2004



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EXHIBIT "B"



TOGETHER WITH THE FIRST RIGHT OF REFUSAL ON THE FOLLOWING DESCRIBED PROPERTY:

The West 200 feet of the East 220 feet of the Southeast ¼ of the Southeast ¼ of Section 36, Township 35 North, Range 3 East, W.M.;
EXCEPT the South 629 feet thereof.

Situate in the County of Skagit, State of Washington.

(Also known as 11764 Pulver Road, Burlington, WA 98233
Tax Parcel #350336-4-009-0304/P35444)

In the event the Grantor herein decides to sell the real property described herein-above, Grantor will notify Grantee of their intentions to sell or of an offer that has been made to purchase said parcel including Grantor's asking price by either personal contact or by certified letter. Grantee will have 10 business days to reply to said offer.

KC by LSC POA





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EXHIBIT "C"

The South Half of the Northeast Quarter of the Southeast Quarter of Section 36, Township 35 North, Range 3 East of the Willamette Meridian;

EXCEPT that portion thereof described as follows:

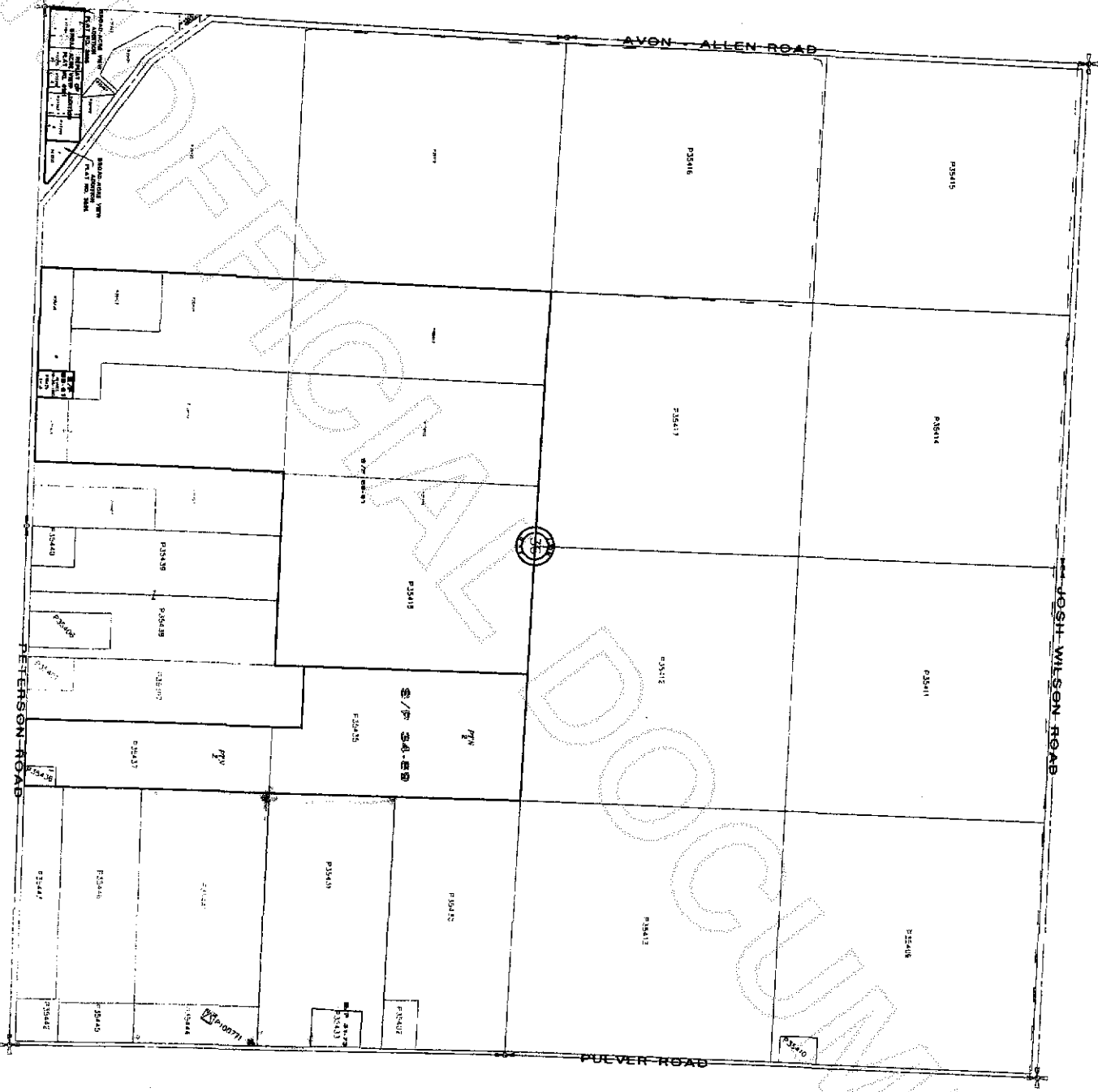
Beginning at the Southeast corner of said Section 36;
thence North 00°23'05" West, along the East line of said Section 36, 1,529.50 feet to the true point of beginning;
thence continue North 00°23'05" West, along said East line, 247.46 feet, said point being South 00°23'05" East 737.41 feet from the East Quarter corner of said Section 36;
thence North 87°53'50" West 211.96 feet;
thence South 01°54'53" West 251.11 feet;
thence South 88°53'57" East 221.91 feet to the true point of beginning, EXCEPT the East 25 feet thereof for County Road, also known as Short Plat No. 31-73, approved July 11, 1973.

Situated in Skagit County, Washington.



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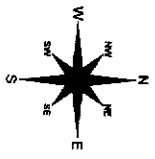
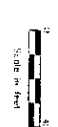


3300E

Section 36
T 35 N R 03 E

DATE	INIT.
DRAWN BY	AVISON, J.D.
CHECKED BY	WILSON, J.
DATE	5/20/04
SCALE	1" = 40'

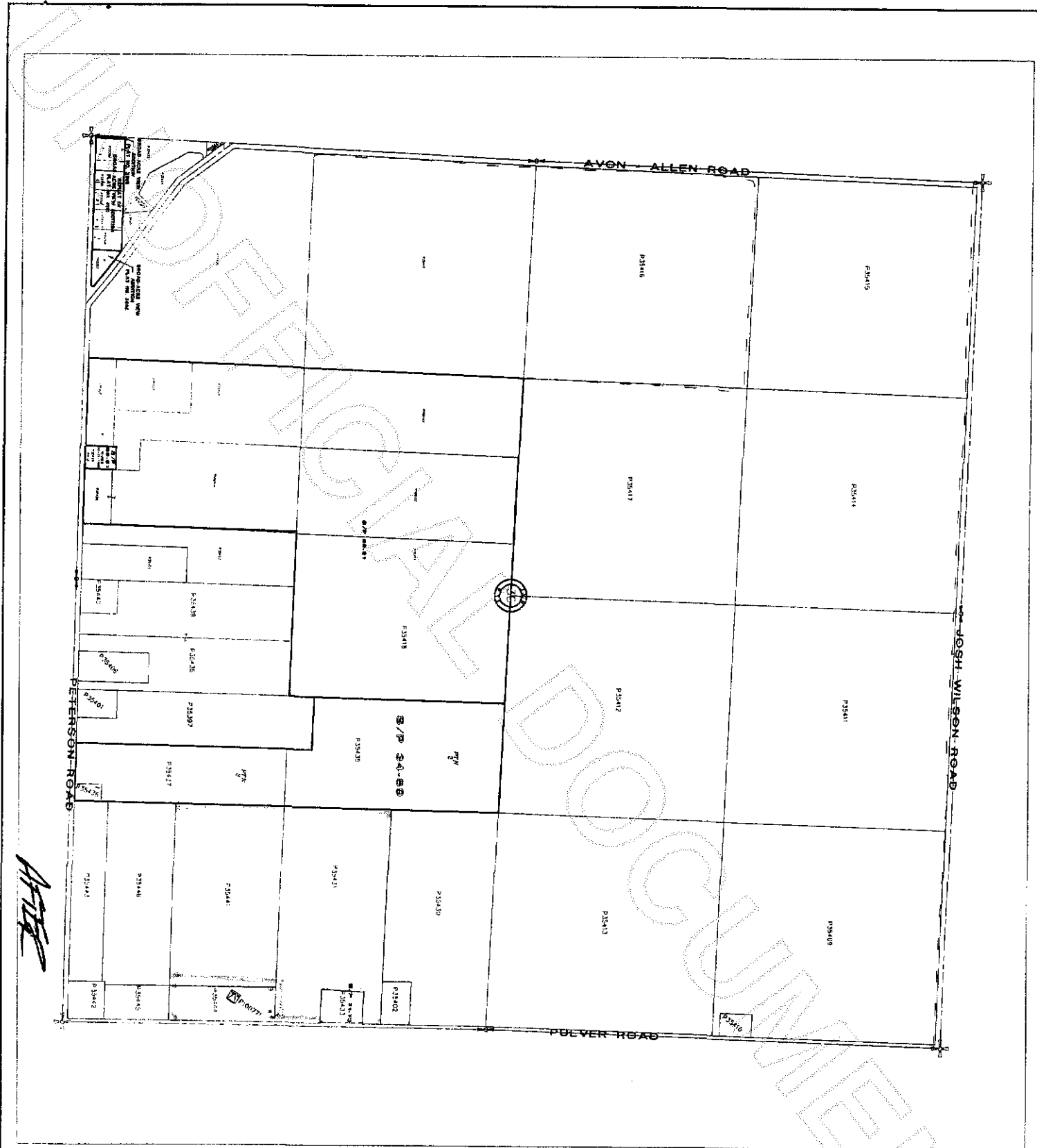
For the purpose of this map, the following definitions shall apply: "Boundary" means the line or lines which separate one parcel of land from another; "Easement" means the right to use the land of another for a particular purpose, such as a right of way, utility easement, or mineral rights; "Enclosure" means a boundary line which is shown on a map but which is not shown on the ground; "Evident" means a boundary line which is shown on a map and which is also shown on the ground; "Improvement" means any structure, building, or other man-made object which is attached to the land and which is intended to be permanent; "Map" means a plan or drawing which shows the boundaries, easements, and other features of a parcel of land; "Parcel" means a tract of land which is bounded by a boundary line and which is shown on a map; "Property" means the land and any improvements thereon; "Right" means the legal authority to use the land for a particular purpose; "Survey" means the process of measuring and mapping the boundaries of a parcel of land; "Tract" means a parcel of land which is bounded by a boundary line and which is shown on a map.



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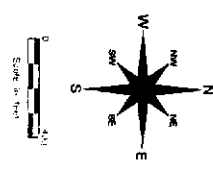
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SKAGIT



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This map was prepared by the Skagit County Auditor's Office. It is based on the information provided by the property owners and the Skagit County Assessor's Office. The Auditor's Office is not responsible for the accuracy of the information provided by the property owners or the Assessor's Office. The Auditor's Office is not responsible for the accuracy of the information provided by the property owners or the Assessor's Office.



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7	8	9
18	17	16
15	20	2
30	29	3
31	32	33

SK
COI



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