

**AFTER RECORDING MAIL TO:**

Mr. and Mrs. Paul K. Myers  
519 Southeast Maylor Street  
Oak Harbor, WA 98277



200406160075

Skagit County Auditor

6/16/2004 Page 1 of 2 1:55PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 81422

FIRST AMERICAN TITLE CO.

81422-E-1

## Statutory Warranty Deed

Grantor(s): Guy A. Hickok and Nancy J. Hickok  
Grantee(s): Paul K. Myers and Abigail R. Myers  
Assessor's Tax Parcel Number(s): 340313-0-101-0000 (P21790)

THE GRANTOR Guy A. Hickok and Nancy J. Hickok, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Paul K. Myers and Abigail R. Myers, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point 488.25 feet South of the Northwest corner of said Northwest 1/4 of the Southwest 1/4; thence East at right angles to the West line of said Northwest 1/4 of the Southwest 1/4, 247.0 feet to the TRUE POINT OF BEGINNING of this description; thence East 135.0 feet; thence North 70.0 feet; thence West 135.0 feet; thence South 70.0 feet to the TRUE POINT OF BEGINNING;

EXCEPT the South 1.55 feet thereof;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain private road known as Theodorson Lane as said road and easement are established and referred to in documents recorded under Auditor's File Nos. 456187 and 729145, records of Skagit County, Washington, and various other documents of record.

SUBJECT TO easement and agreement described on the attached Schedule "B-1", which by this reference is incorporated herein as though fully set forth.

Dated: June 4, 2004.

Guy A. Hickok  
Guy A. Hickok

Nancy J. Hickok 30317  
Nancy J. Hickok

SKAGIT COUNTY, WASHINGTON  
REAL ESTATE EXCISE TAX

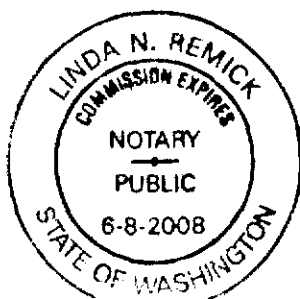
JUN 16 2004

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 3070.50  
By mem Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Guy A. Hickok and Nancy J. Hickok are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-14-04



Linda N. Remick  
Notary Public in and for the State of Washington  
Residing at Stanwood  
My appointment expires: 6-7-04

**SCHEDULE "B-1"**

**Exceptions:**

A. Subject to and together with a non-exclusive easement for ingress, egress and utilities over and across that certain private road known as Theodorson Lane as said road and easement are established and referred to in documents recorded under Auditor's File Nos. 456187 and 729145, records of Skagit County, Washington, and various other documents of record.

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

|                |                                       |
|----------------|---------------------------------------|
| Between:       | Property owners along Theodorson Lane |
| Dated:         | October 10, 1987                      |
| Recorded:      | October 29, 1987                      |
| Auditor's No.: | 8710290022                            |
| Regarding:     | Use and maintenance of common roadway |



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Skagit County Auditor