

AFTER RECORDING MAIL TO:
Anthony & Michaele Ann Cook
24295 Willida Lane
Sedro Woolley, WA 98284



200406160081
Skagit County Auditor

6/16/2004 Page 1 of 2 1:57PM

FIRST AMERICAN TITLE CO.
81314-1

Filed for Record at Request of: **The Talon Group, a Division of First American Title Insurance Company**
Escrow Number: 1-0405-112 - Standard

Statutory Warranty Deed

Grantor: Crystal Records, Inc.
Grantees: Anthony Cook and Michaele Cook
Abbreviated Legal: Section 7, Township 35, Range 5: Ptn. SE-SW
Assessor's Tax Parcel Number(s): 350507-3-004-0106 P38641

THE GRANTOR **Crystal Records, Inc.**, a Washington corporation, for and in consideration of ten dollars and other good and valuable consideration in hand paid, conveys and warrants to **Anthony Cook and Michaele Cook**, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

Legal description attached and incorporated herein by reference as exhibit "C"

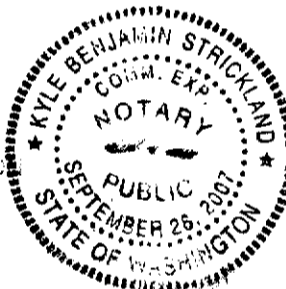
GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

Document Date: 6/8/2004

Crystal Records, Inc.

By *Peter Christ* PRES.
Peter Christ, President

3035
SKAGIT COUNTY, WASHINGTON
REAL ESTATE EXCISE TAX



JUN 16 2004
Amount Paid \$ 4895.00
Skagit Co. Treasurer
By *Willie* Deputy

Accepted:
By _____
Anthony Cook

By _____
Michaele Cook

STATE OF WASHINGTON)
) ss:
COUNTY OF Clark)

I certify that I know or have satisfactory evidence that **Peter Christ** is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the **President of Crystal Records, Inc.** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/11/04
[Seal]

Kyle Strickland
Notary Public for State of Washington
My appointment expires: 9/24/07

Order No: 81314

SCHEDULE "C"
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Commencing at the Northwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 35 North, Range 5 East, W.M.; thence North 88 degrees 32'40" East along the North line of said subdivision for a distance of 217.36 feet to the true point of beginning; thence continuing North 88 degrees 32'40" East for a distance of 353.46 feet to the West edge of the County Road; thence South 44 degrees 47'40" East along the West edge of the County Road for a distance of 115.73 feet; thence South 9 degrees 07'00" West for a distance of 627.70 feet; thence North 80 degrees 53'00" West for a distance of 213.55 feet; thence North 10 degrees 42'12" West for a distance of 670.76 feet to the true point of beginning;

TOGETHER WITH a non-exclusive easement for ingress and egress and for utilities over and across a 60.0 foot strip of land, the centerline of which is more particularly described as follows:

Commencing at the Southeast corner of the Southwest $\frac{1}{4}$ of Section 7, Township 35 North, Range 5 East, W.M.; thence South 88 degrees 07'49" West along the South line of said subdivision for a distance of 75.89 feet to the West edge of the County Road right-of-way; thence North 15 degrees 27'03" West along the edge of said County Road right-of-way for a distance of 220.92 feet to the beginning of a tangent curve to the left having a radius of 3057.21 feet; thence along the arc of said curve through a central angle of 4 degrees 47'51" for a distance of 256.13 feet to the true point of beginning; thence North 72 degrees 36'21" West for a distance of 140.29 feet to the beginning of a tangent curve to the left having a radius of 1568.88 feet; thence along the arc of said curve through a central angle of 7 degrees 17'38" for a distance of 199.73 feet; thence North 80 degrees 53'00" West for a distance of 500.00 feet to a center point of a 50 foot cul-de-sac, said point being termination point of said centerline; EXCEPT that portion of said easement lying within the above described main tract.

(Also known as Tract B of Survey recorded December 12, 1973 under Auditor's File No. 794429).

