

AFTER RECORDING MAIL TO:
Mr. and Mrs. Robert D. Crawford
20822 Lafayette
Burlington, WA 98233

200406220100
Skagit County Auditor
6/22/2004 Page 1 of 211:25AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112303-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Milynee D. James
Grantee(s): Robert D. Crawford and Shayla S. Crawford
Abbreviated Legal: a ptn of SE 1/4 of SE 1/4, 28-35-4 E W.M. & a ptn of NE 1/4 of NE 1/4, 33-35-4 E W.M.
Assessor's Tax Parcel Number(s): 350428-0-015-0030, P37946

THE GRANTOR MILYNEE D. JAMES, a married woman as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ROBERT D. CRAWFORD and SHAYLA S. CRAWFORD, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 28, Township 35 North, Range 4 East, W.M., and of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 35 North, Range 4 East, W.M., lying Southeasterly of the 50 foot County road known as the Lafayette Road, being more particularly described as follows:

Beginning at the Southeast corner of said Section 28;
thence North 86°17'40" West along the Section line common to Sections 28 and 33, a distance of 1,007.37 feet to the true point of beginning for this description;
thence North 0°42'00" East 186.18 feet to the South line of the Lafayette Road;
thence South 60°42' West along the Southerly line of said road 128.46 feet to the P.C. of a curve to the left, said curve having a radius of 204.18 feet and a central angle of 49°13'50";
thence along said curve an arc distance of 175.44 feet to the P.T. of said curve;
thence South 11°28'10" West along the Easterly line of said road 250.75 feet;
thence South 86°17'40" East 256.95 feet;
thence North 0°42'00" East 276.52 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated June 18, 2004

Milynee D. James
Milynee D. James

3145
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 22 2004
3576.68
Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Milynee D. James the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 21, 2004

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY — — PUBLIC
MY COMMISSION EXPIRES 12-31-07

[Signature]
Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

EXCEPTIONS:

- A. Reservation of petroleum, minerals and mineral rights in deed from W. M. Lindsay and Emma A. Lindsay, husband and wife, dated February 3, 1903, filed April 4, 1903, as File No. 49639, and recorded in Volume 49 of Deeds, at page 545, reference being hereby made to the record for full particulars.
- B. An easement to take away dirt or put in the same along the banks of an unnamed stream in the Northeast ¼ of the Northeast ¼, Section 33, Township 35 North, Range 4 East, W.M., and to regulate and control the depth of the channel and the banks of said stream, and a release of damages in connection with the same, granted by Chris Knutzen and Mary S. Knutzen, his wife, to Skagit County, by an instrument dated July 26, 1948, disclosed in Volume 23 of Commissioners Records at page 419, reference being hereby made to the record for full particulars.
- C. TERMS AND CONDITIONS OF A CONDITIONAL USE PERMIT FOR AN ANTIQUE SHOP:

Recorded: November 4, 1982
Auditor's No.: 8211040013

m)



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Skagit County Auditor