

**AFTER RECORDING MAIL TO:**

Sharon Stewart  
P O Box 602  
Concrete, WA 98237



200406290100

Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B81170

FIRST AMERICAN TITLE CO.

B01170-E-1

## Statutory Warranty Deed

Grantor(s): Scott N. Kleinhuizen and Shannon M. Kleinhuizen

Grantee(s): Sharon Stewart

Assessor's Tax Parcel Number(s): 4057-002-011-0007 P70737, 4057-002-009-0001 P70736

*Ambr. legal. lots 6-11, Block 2 "Cement City"*

THE GRANTOR Scott N. Kleinhuizen and Shannon M. Kleinhuizen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sharon Stewart, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

**Parcel "A":**

Lots 6 through 9, inclusive, Block 2, "PLAT OF CEMENT CITY", according to the plat thereof recorded in Volume 3 of Plats, page 47, records of Skagit County, Washington;

EXCEPT that portion thereof conveyed to the State of Washington for highway purposes by deed dated July 25, 1960, recorded August 16, 1960, under Auditor's File No. 597685, records of Skagit County, Washington.

**Parcel "B":**

Lot 11, Block 2, "PLAT OF CEMENT CITY", according to the plat thereof recorded in Volume 3 of Plats, page 47, records of Skagit County, Washington;

TOGETHER WITH the North 20 feet of vacated Forest Avenue adjoining; EXCEPT that portion of said premises conveyed to the State of Washington for highway purposes by deed dated July 26, 1960, and recorded August 16, 1960, under Auditor's File No. 597686, records of Skagit County, Washington;

ALSO, those portions of Lots 9, 10 and 11, and the partially vacated alley in Block 2 and vacated Forest Avenue shown on the "PLAT OF CEMENT CITY", according to the plat thereof recorded in Volume 3 of Plats, page 47, records of Skagit County, Washington, conveyed to Scott Kleinhuizen and Shannon Kleinhuizen, husband and wife, by deed recorded February 19, 1988, under Auditor's File No. 8802190029, records of Skagit County, Washington, and described as follows:

Beginning at the intersection of the West line of Block 2 of the "PLAT OF CEMENT CITY", according to the plat thereof recorded in Volume 3 of Plats, page 47, records of Skagit County, Washington, with the Northerly right-of-way line of State Highway Route No. 20 (PSH No. 16 / SSH No. 17-A), Concrete Vicinity, according to the plan thereof of record and on file in the Office of the Secretary of Transportation at Olympia, Washington, bearing date of approval April 5, 1960, as said centerline survey was delineated on said plan July 7, 1960, date of that deed from Violet Gardinier to the State of Washington recorded under Auditor's File No. 597685, records of Skagit County, Washington; thence South 12 degrees 30'49" West along the West line of said Block 2 and its Southerly projection, a distance of 74.34 feet to the Northerly right-of-way line of SR20, Concrete D

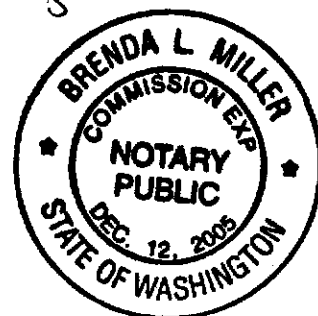
St. to East Corporate Limits, according to the plan thereof of record and on file in the Office of the Secretary of Transportation at Olympia, Washington, bearing date of approval November 19, 1970; thence South 70 degrees 08'21" East along the Northerly right-of-way line of SR20, Concrete D St. to East Corporate Limits, a distance of 151.24 feet to a point on the Southerly projection of Lot 12, Block 11 of said "PLAT OF CEMENT CITY"; thence North 12 degrees 30'49" East along Southerly projection of the Westerly line of said Lot 12, a distance of 47.49 feet to the Northerly right-of-way line of said State Highway Route No. 20 (PSH No. 16 / SSH No. 17-A), Concrete Vicinity; thence Northwesterly along the spiral curve to the North right-of-way line of State Highway Route No. 20 (PSH No. 16 / SSH No. 17-A), Concrete Vicinity, (the chord of which has a bearing of North 60 degrees 22'16" West and a length of 156.95 feet), to the point of beginning of this description.

SUBJECT TO: Paragraphs A & B of Schedule B-1 attached hereto as Exhibit "A" and by this reference made a part hereof.

Dated:

Scott N. Kleinhuisen  
Scott N. Kleinhuisen

Shannon M. Kleinhuisen  
Shannon M. Kleinhuisen



STATE OF Washington }  
COUNTY OF Pend Oreille } SS:

I certify that I know or have satisfactory evidence that Scott N. Kleinhuisen and Shannon M. Kleinhuisen, 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: 6/23/04

Brenda L. Miller

Notary Public in and for the State of Washington  
Residing at None  
My appointment expires: 12-12-05

# 3298  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 29 2004

Amount Paid \$ 2136.00  
By [Signature] Skagit Co. Treasurer  
Deputy



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Exhibit "A"

**Exceptions:**

**A. RESERVATION CONTAINED IN DEED**

Executed by: Danny Leland Noel and Linda Jean Noel,  
husband and wife and Allen G. Gardinier and  
Mildred Gardinier, husband and wife  
Recorded: February 19, 1988  
Auditor's No.: 8802190029  
Affects: A portion of Parcel "B"  
As Follows:

This property does not constitute a legal lot for building purposes and may only be conveyed with the adjacent property owned by the grantee until such time as a proper subdivision has been approved by the Town of Concrete.

**B. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:**

In Favor Of: Town of Concrete  
Recorded: February 25, 1988  
Auditor's No.: 8802250005  
For: Sewer line  
Affects: Vacated Forest Avenue and alley



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