

When Recorded Return to:  
EVAN L. MAXWELL  
ANN E. MAXWELL  
P.O. Box 187  
Anacortes WA 98221



200407080105  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: AE10112 MM

**STATUTORY WARRANTY DEED**

IC31620 ✓

THE GRANTOR **THOMAS J. LAMBRECHT and BARBARA LAMBRECHT, husband and wife**

for and in consideration of **Six Hundred Twenty-Five Thousand and 00/100...(\$625,000.00) DOLLARS**

in hand paid, conveys and warrants to **EVAN L. MAXWELL and ANN E. MAXWELL, husband and wife**

the following described real estate, situated in the County of Skagit, State of Washington:

*Lot 53, Skyline No. 7 and Tidelands*

SEE EXHIBIT A WHICH IS HERETO ATTACHED.

*# 3507*

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Situated in Skagit County, Washington.

JUL 08 2004

Tax Account No. : P59634

Amount Paid \$ *1125.00*  
Skagit Co. Treasurer  
By *[Signature]* Deputy

Subject to: Restrictions, reservations and easements of record.

Dated: July 6, 2004

*[Signature]*  
THOMAS J. LAMBRECHT Date

*[Signature]*  
BARBARA LAMBRECHT Date

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that THOMAS J. LAMBRECHT and BARBARA LAMBRECHT the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 7-8-04  
*[Signature]*  
Notary Public in and for the State of Washington  
Residing at *Anacortes*  
My appointment expires: 10-28-05



Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No:** AE10112 MM

**PARCEL A:**

Lot 53, SKYLINE NO. 7, according to the plat thereof recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington.

Situated in Skagit County, Washington

**PARCEL B:**

All that portion of the Southwest Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the most Southerly corner of Lot 53, SKYLINE NO. 7, according to the plat thereof recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington;

Thence South 37°45'03" West for 95 feet;

Thence Westerly along a curve to the left, having a radius of 60 feet and a central angle of 15°40'40", an arc distance of 16.42 feet to a point which lies South 22°04'23" West for 95 feet to the most Westerly corner of Lot 53;

Thence North 22°04'23" East for 95 feet to the most Westerly corner of Lot 53

Thence Southeasterly along the Southwesterly line of said Lot 53 for 42.41 feet to the point of beginning.

Situated in Skagit County, Washington



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