

AFTER RECORDING MAIL TO:
Mr. and Mrs. Michiel L. Young
1206 Madison Park Drive
Mount Vernon, WA 98273



200407120225
Skagit County Auditor

7/12/2004 Page 1 of 2 3:26PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112776-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Clarence G. Byrd and Flora C. Byrd
Grantee(s): Michiel L. Young and Katherine A. Young
Abbreviated Legal: Parcel 13 on Survey 791547 in 13-35-10 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 351013-2-001-1914, P45285

THE GRANTOR CLARENCE G. BYRD and FLORA C. BYRD, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **MICHEL L. YOUNG and KATHERINE A. YOUNG, husband and wife** the following described real estate, situated in the County of **Skagit**, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to: Paragraphs A through D, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 112776-SE.

Dated July 8, 2004

Clarence G. Byrd
7/9/04

Flora C. Byrd
7/9/04

STATE OF South Carolina }
COUNTY OF Anderson } SS:

I certify that I know or have satisfactory evidence that **Clarence G. Byrd and Flora C. Byrd** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 9, 2004

Jacqueline W. Blackwell

Notary Public in and for the State of South Carolina
Residing at 4007 Clemson Blvd, Anderson, SC 29621
My appointment expires: MY COMMISSION EXPIRES JAN. 26, 2011

3505
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 12 2004

Amount Paid \$ 685.30
Skagit Co. Treasurer
By Deputy

EXHIBIT A

That portion of the West $\frac{1}{2}$ of Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the South $\frac{1}{4}$ corner of Section 13, Township 35 North, Range 10 East, W.M.;
thence along the South section line North $88^{\circ}49'51''$ West 1,330.85 feet to a $\frac{1}{16}^{\text{th}}$ corner;
thence North $0^{\circ}36'23''$ East 2,706.20 feet to the point of beginning;
thence North $51^{\circ}06'07''$ East 699.28 feet;
thence South $29^{\circ}45'46''$ East 231.64 feet;
thence on a tangent curve to the right having a radius of 250.00 feet, through a central angle of $48^{\circ}14'41''$ and an arc distance of 210.51 feet;
thence South $18^{\circ}28'55''$ West 222.87 feet;
thence on a tangent curve to the left having a radius of 200.00 feet, through a central angle of $11^{\circ}27'33''$ an arc distance of 40.00 feet;
thence North $70^{\circ}13'31''$ West 637.42 feet to the point of beginning.

(Commonly known as Parcel 13 of the Records of Survey entitled "MARBLEGATE" recorded in Volume 1 of Surveys, pages 16 and 17, under Auditor's File No. 791547.)

Situate in the County of Skagit, State of Washington.

JMB
7/9/04
FCB
7/9/04



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Skagit County Auditor