

**Return Address:**

Drew Fleshman & Alison M. Studley  
11405 Bayview-Edison Rd.  
Mount Vernon, WA 98273



200407230144  
Skagit County Auditor

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**LAND TITLE OF SKAGIT COUNTY**

111070-54

**Document Title(s) (for transactions contained therein):**

1. Statutory Warranty Deed
- 2.
- 3.
- 4.

**Reference Number(s) of Documents assigned or released:  
(on page of documents(s))**

200404150097 (Re-record in order to correct legal description – see New Exhibit A)

**Grantor(s)**

1. Miller, David L.
- 2.
- 3.
- 4.

Additional Names on page of document.

**Grantee(s)**

1. Fleshman, Drew
2. Studley, Alison M.
- 3.
- 4.

Additional Names on page of document.

**Legal Description (abbreviated i.e. lot, block, plat or section, township, range)**

Ptn Gov Lot 2 and Ptn S ½ NE ¼ in 31-35-3, Ptn Block 27, Bayview

Additional legal is on page of document.

**Assessor's Property Tax Parcel/Account Number**

350331-0-018-0108, P35085, 350331-0-037-0006, P35108

The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**AFTER RECORDING MAIL TO:**

Mr. and Mrs. Drew Fleshman  
114 South 5th Street  
Mount Vernon, WA 98274

200404150097  
Skagit County Auditor  
4/15/2004 Page 1 of 2 1:26PM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 111070-SE

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): David L. Miller  
Grantee(s): Drew Fleshman and Alison M. Studley  
Abbrev Legal: Ptn Gov Lot 2 and Ptn S1/2 NE 1/4 in 31-35-3  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 350331-0-018-0108, P35085, 350331-0-037-0006, P35108

THE GRANTOR DAVID L. MILLER, an unmarried person as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DREW FLESHMAN and ALISON M. STUDLEY, 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 Covenants, Conditions, Restrictions, Provisions, Agreements, Reservations and Easements of record, if any.

Dated April 13, 2004

*David L. Miller*  
David L. Miller

1785  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

# 3800  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 2 2004

APR 15 2004

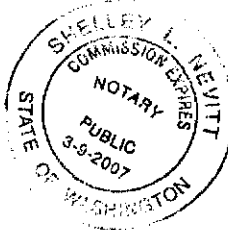
Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington  
COUNTY OF Skagit

Amount Paid \$ 3022.30  
By: Skagit County Treasurer  
Deputy

I certify that I know or have satisfactory evidence that David L. Miller the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-14-04



*Shelley L. Nevitt*  
Shelley Nevitt  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 3/09/2007

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Skagit County Auditor  
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## EXHIBIT A

### PARCEL "A":

A tract of land in Government Lot 2 of Section 31, Township 35 North, Range 3 East, W.M., and in Block 27, "PLAT OF BAYVIEW", (McKenna & Elliott's 2nd Addition), and adjacent vacated street described as follows:

Beginning at a point 409.43 feet North and 1,694.31 feet West of the East  $\frac{1}{4}$  corner of said Section 31, the East and West centerline of said Section 31 bears South  $89^{\circ}53'30''$  West, said point being the intersection of the centerline of Third Street in Bay View with the North right of way line of the County road; thence South  $74^{\circ}20'10''$  East along the County road right of way line 95.00 feet; thence North  $3^{\circ}39'50''$  East 216.24 feet to the centerline of "H" Avenue; thence South  $68^{\circ}58'20''$  West along the centerline of "H" Avenue 166.60 feet to the intersection of the centerline of "H" Avenue and Third Street; thence South  $21^{\circ}04'$  East along the centerline of said Third Street 139.7 feet to the point of beginning.

EXCEPT that portion described as follows:

Beginning at the Northeast corner of that certain tract of land conveyed to David C. Paulson and Patricia A. Paulson by Quit Claim Deed as found recorded under Auditor's File No. 583174, records of Skagit County, Washington; thence South  $3^{\circ}39'50''$  West along the Easterly line of said Paulson Tract 216.57 feet to a point on the Northerly boundary of the County road; thence North  $1^{\circ}27'10''$  West 208.84 feet to the centerline of vacated "H" Street, in Bayview; thence North  $68^{\circ}58'20''$  East along the centerline of said vacated "H" Street 20.50 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

That portion of the South  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 31, Township 35 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Northeast corner of Parcel C, as described in Statutory Warranty Deed recorded in Volume 750, page 86, under Auditor's File No. 8803310070, records of Skagit County, Washington; thence South  $68^{\circ}57'02''$  West, along the centerline of vacated "H" Street in Bayview, a distance of 14.12 feet to the true point of beginning; thence South  $1^{\circ}50'44''$  West, parallel with and 2 feet Easterly as measured at right angles from an existing fence, a distance of 103.81 feet to the intersection with the West line of said Tract C; thence North  $1^{\circ}28'28''$  West, along said West line, a distance of 101.50 feet to the Northwest corner of said Tract C; thence North  $68^{\circ}57'02''$  East, along the North line of said Tract C, a distance of 6.38 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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1:28PM

UNOFFICIAL

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} SS

I, Auditor of Skagit County, State of Washington, do hereby  
certify that the foregoing copy of Deed is a true and  
literal exemplification and copy from the record, as the same appears  
Volume 200404152007 of 01R of Page 1  
Number 200404152007 Records of Skagit County, Washington  
IN TESTIMONY WHEREOF, I hereunto set my hand and seal of my  
office this 22 day of July 2004  
[Signature] By [Signature]  
Auditor Deputy



200407230144  
Skagit County Auditor

EXHIBIT "A"

Schedule "A-1"

DESCRIPTION:

PARCEL "A":

A tract of land in Government Lot 2 of Section 31, Township 35 North, Range 3 East, W.M., and in Block 27, "PLAT OF BAYVIEW", (McKenna & Elliott's 2nd Addition), and adjacent vacated street described as follows:

Beginning at a point 409.43 feet North and 1,694.31 feet West of the East  $\frac{1}{4}$  corner of said Section 31, the East and West centerline of said Section 31 bears South  $89^{\circ}53'30''$  West, said point being the intersection of the centerline of Third Street in Bay View with the North right of way line of the County road;  
thence South  $74^{\circ}20'10''$  East along the County road right of way line 95.00 feet;  
thence North  $3^{\circ}39'50''$  East 216.24 feet to the centerline of "H" Avenue;  
thence South  $68^{\circ}58'20''$  West along the centerline of "H" Avenue 166.60 feet to the intersection of the centerline of "H" Avenue and Third Street;  
thence South  $21^{\circ}04'$  East along the centerline of said Third Street 139.7 feet to the point of beginning,

EXCEPT that portion described as follows:

Beginning at the Northeast corner of that certain tract of land conveyed to David C. Paulson and Patricia A. Paulson by Quit Claim Deed as found recorded under Auditor's File No. 583174, records of Skagit County, Washington;  
thence South  $3^{\circ}39'50''$  West along the Easterly line of said Paulson Tract 216.57 feet to a point on the Northerly boundary of the County road;  
thence North  $1^{\circ}27'10''$  West 208.84 feet to the centerline of vacated "H" Street, in Bayview;  
thence North  $68^{\circ}58'20''$  East along the centerline of said vacated "H" Street 20.50 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 31, Township 35 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Northeast corner of Parcel C, as described in Statutory Warranty Deed recorded in Volume 750, page 86, under Auditor's File No. 8803310070, records of Skagit County, Washington;  
thence South  $68^{\circ}57'02''$  West, along the centerline of vacated "H" Street in Bayview, a distance of 14.12 feet to the true point of beginning;



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Schedule "A-1"

DESCRIPTION CONTINUED:

PARCEL "B" (Continued):

thence South 1°50'44" West, parallel with and 2 feet Easterly as measured at right angles from an existing fence, a distance of 103.81 feet to the intersection with the West line of said Tract C;  
thence North 1°28'28" West, along said West line, a distance of 101.50 feet to the Northwest corner of said Tract C;  
thence North 68°57'02" East, along the North line of said Tract C, a distance of 6.38 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That certain unnumbered Block in "PLAT OF McKENNA AND ELLIOTT, THE SECOND ADDITION TO THE TOWN OF BAY VIEW, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington, described as follows:

Beginning at a point on the West side of Third Street as platted, 60 feet Southerly of the Southeast corner of Block 23 of said addition;  
thence South along the West side of Third Street to the County Road;  
thence Westerly along the North side of said County Road 100 feet;  
thence Easterly along the South line of "H" Avenue to the point of beginning.

TOGETHER WITH that portion of the Southerly ½ of vacated "H" Avenue adjoining on the North and that portion of the Westerly ½ of vacated Third Street adjoining on the East, that would attach to said premises by operation of law.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor