

AFTER RECORDING MAIL TO:
Mr. Richard R. Myers
1104 Jameson
Sedro Woolley, WA 98284



200408020216
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112676-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Hazel L. Baker, Rickie Lynn Baker and Doneda E. Baker Berglin
Grantee(s): Richard R. Myers
Abbreviated Legal: Lots 11-13, Blk 70 & vacated st., 1st to Sedro
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4150-070-013-0008, P76080 IOP

THE GRANTOR Hazel L. Baker, an unmarried individual, for life, with the remainder in Rickie Lynn Baker and Doneda Baker Berglin, in indeterminate interests, each as their separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RICHARD R. MYERS, a single person the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SEE ATTACHED EXHIBIT "B" HERETO FOR APPROVAL AS BOUNDARY LINE ADJUSTMENT BY CITY OF SEDRO-WOOLLEY

Subject to: Paragraph A, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment For Title Insurance No. 112676-SE.

Dated July 27, 2004

Hazel L. Baker
Hazel L. Baker

Rickie Lynn Baker
Rickie Lynn Baker

Doneda Baker Berglin
Doneda Baker Berglin

#4047
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 02 2004

STATE OF Virginia
COUNTY OF Fairfax

Amount Paid \$ 712.00
By *[Signature]* Skagit Co. Treasurer
Deputy
SS:

I certify that I know or have satisfactory evidence that Rickie Lynn Baker 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: July 29, 2004

M. Plumbott

Notary Public in and for the State of Virginia
Residing at 14010 Central Loop Woodbridge, Va 22193
My appointment expires: June 30 2007



State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Hazel L. Baker and Doneda Baker Berglin 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 30, 2004



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley
My appointment expires: 9/11/2006



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EXHIBIT A

That portion of Lot 11, Block 70, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington, and that portion of vacated 11th Street shown as Tract C on that certain survey filed in Volume 7 of Surveys, at page 21, under Auditor's File No. 8702060035, described as follows:

Beginning at the Southeast corner of said Lot 11;
thence North 89°35'04" West along the South line of said Lot 11, a distance of 23.05 feet;
thence North 00°19'36" East parallel with the East line of said Lot 11, a distance of 61.41 feet;
thence North 89°35'04" West, a distance of 3.95 feet;
thence North 00°19'36" East, a distance of 58.94 feet to the North line of said Lot 11;
thence South 89°35'36" East, along the North line of said Lot 11, a distance of 27.00 feet to the Northeast corner of said Lot 11;
thence North 00°19'36" East, a distance of 8.00 feet to the centerline of the alley in said Block 70;
thence South 89°35'36" East along the Easterly projection of the centerline of said alley, a distance of 33.00 feet to the centerline of vacated 11th Street;
thence South 00°19'36" West along the centerline of vacated 11th Street, a distance of 128.36 feet to the Easterly projection of the South line of said Lot 11;
thence North 89°35'04" West, a distance of 33.00 feet to the Southeast corner of said Lot 11 and the point of beginning of this description.

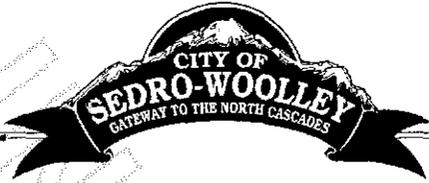
SUBJECT TO easements for existing utilities over, under and through that portion of the above described tract which lies North of the Easterly extension of the South line of the alley in said Block 70.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



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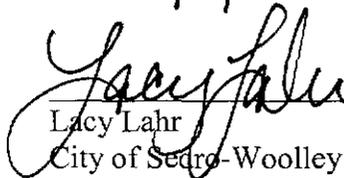
Approval as Boundary Line Adjustment

City of Sedro-Woolley Application # 2117

This conveyance is approved as a Boundary Line Adjustment. The real property described herein shall be combined with the adjoining property of Grantee, and shall not constitute a separate legal lot without compliance with the City of Sedro-Woolley subdivision codes.

This approval is conditioned upon the construction of an 8-foot sidewalk along the southern boundary of the vacated portion of Eleventh Street and lots 11 through 13, connecting to existing sidewalks to the east, as approved by the City Engineer. The city also reserves the right to modify the location of sidewalks at such time that Jameson Street is improved.

Dated 5/5/04.



Lacy Lahr
City of Sedro-Woolley



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Skagit County Auditor

