

When Recorded Return to:
KRISTJAN P. OCHS
MONICA K. OCHS
3423 Lindsay Place
Mount Vernon WA 98274

200408020233
Skagit County Auditor
8/2/2004 Page 1 of 2 3:45PM

Chicago Title Company - Island Division
Order No: AE10007 MM

STATUTORY WARRANTY DEED

IC31153 ✓

THE GRANTOR **EVAN L. MAXWELL and ANN E. MAXWELL, husband and wife**

for and in consideration of **One Million Fifty Thousand and 00/100...(\$1,050,000.00)**
DOLLARS

in hand paid, conveys and warrants to **KRISTJAN P. OCHS and MONICA K. OCHS, husband and wife**

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

Tract B, SKAGIT COUNTY SHORT PLAT NO. 93-028
SEE EXHIBIT A WHICH IS HERETO ATTACHED.

Situated in Skagit County, Washington.

Tax Account No. : P19442

Subject to: Restrictions, reservations and easements of record.

4054
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 02 2004
18090⁰⁰

Amount Paid's
Skagit Co. Treasurer
By *[Signature]* Deputy

Dated: July 21, 2004

[Signature] 7/29/04
EVAN L. MAXWELL Date

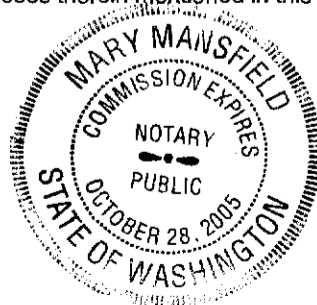
[Signature] 7/29/04
ANN E. MAXWELL Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that EVAN L. MAXWELL and ANN E. MAXWELL 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: July 29, 2004

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



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: AE10007 MM

PARCEL A:

Tract B, SKAGIT COUNTY SHORT PLAT NO. 93-028, as approved September 14, 1993, and recorded September 14, 1993, in Volume 10 of Short Plats, page 230, under Auditor's File No. 9309140025, records of Skagit County, Washington; being a portion of Section 15, Township 34 North, Range 1 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress, and road utility purposes over, along, under and across a 60 foot strip of land lying 30 feet on each side of the following described centerline:

Commencing at the Northeast corner of Tract A, Rancho San Juan Del Mar, Subdivision No. 3, Plate 1, according to the plat thereof recorded in Volume 6 of Plats, page 19, records of Skagit County, Washington, said Northeast corner being on the Southerly right-of-way line of County Road No. 376;

Thence South 81°19' East 44.92 feet along the Southerly right-of-way of said county road to the point of beginning of this centerline;

Thence South 35°44'01" West 147.02 feet;

Thence South 62°14'11" West 140.14 feet;

Thence South 45°33'26" West 168.52 feet;

Thence South 42°09'56" West 167.71 feet;

Thence South 69°00'48" West 161.45 feet;

Thence South 60°59'48" West 83.00 feet;

Thence South 11°12'18" West 220.00 feet, more or less, to a point on a property line described as follows:

Commencing at the Southeast corner of Government Lot 1, Section 15, Township 34 North, Range 1 East of the Willamette Meridian;

Thence North 00°56'38" West 682.49 feet along the East line of Government Lot 1 to the point of beginning of said property line;

Thence North 88°58'47" West parallel with the South line of said Government Lot 1 to the intersection of said easement centerline;

EXCEPT that portion of said easement lying within the above described main tract.

Situated in Skagit County, Washington.



200408020233

Skagit County Auditor