

AFTER RECORDING MAIL TO:
Ms. Karen Chaffin
46441 Main Street
Concrete, WA 98237



200408030172
Skagit County Auditor

8/3/2004 Page 1 of 2 3:22PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112465-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Robert V. Sjoboen and Marion L. Sjoboen
Grantee(s): Karen Chaffin
Abbreviated Legal: a ptn of Lots 18 and 19, Everett's 1st to Concrete
Assessor's Tax Parcel Number(s): 4060-000-018-0009, P70800

THE GRANTOR ROBERT V. SJOBOEN and MARION L. SJOBOEN, who also appear of record as ROBERT SJOBOEN and MARION SJOBOEN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KAREN CHAFFIN, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

PARCEL "A":

The Southwesterly 75 feet of Lot 18, "EVERETT'S FIRST ADDITION TO CONCRETE SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 76, records of Skagit County, Washington, EXCEPT the Northwesterly 12 feet thereof.

Situate in the Town of Concrete, County of Skagit, State of Washington.

PARCEL "B":

The Northwesterly 30 feet of Lot 19, "EVERETT'S FIRST ADDITION TO CONCRETE SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 76, records of Skagit County, Washington

Situate in the Town of Concrete, County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

40608

AUG 03 2004

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Amount Paid \$ 1375⁰⁵
Skagit Co. Treasurer
By [Signature] Deputy

Dated July 23, 2004

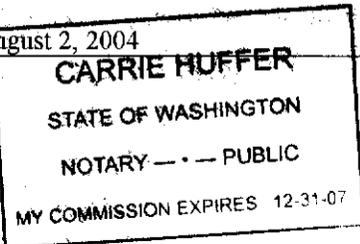
Robert V. Sjoboen
Robert V. Sjoboen

Marion L. Sjoboen
Marion L. Sjoboen

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert V. Sjoboen and Marion L. Sjoboen 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: August 2, 2004



Carrie Huffer
Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

EXCEPTIONS:

A. CONDITIONS CONTAINED IN DEED:

Recorded: June 1, 2001
Auditor's No.: 200106010096
As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the grantee and legally described on Exhibit "B" attached hereto. This boundary adjustment is not for the purposes of creating an additional building lot."
(Affects Parcel "B")

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The Robert and Marion Sjoboen Family Trust
Purpose: For ingress and egress
Area Affected:

A non-exclusive easement for ingress and egress over, under and across a strip of land 12 feet in width, lying and being 6 feet on either side of a centerline described as follows: Beginning at the intersection of the Southerly line of Lot 19, "EVERETT'S FIRST ADDITION TO CONCRETE SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 76, records of Skagit County, Washington, with the Southeasterly line of the Northwesterly 30 feet of said Lot 19; thence Northwesterly, along said Southerly line, a distance of 13 feet to the true point of beginning of this line description; thence Northeasterly, parallel to the Southeasterly line of the Northwesterly 30 feet of said Lot 19, a distance of 85 feet; thence Northwesterly, parallel to the Southerly line, a distance of 17 feet, more or less, to the Southeasterly line of Lot 18 of said Everett's First Addition to Concrete and the terminus of this line description.

Dated: June 22, 2001
Recorded: June 25, 2001
Auditor's No.: 200106250169

R. J. S
M. L. S



200408030172
Skagit County Auditor