



200408200087  
Skagit County Auditor

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AFTER RECORDING MAIL TO:  
Mr. and Mrs. Feenstra  
703 W. Jones Road  
Sedro Wooley, WA 98284

Filed for Record at Request of  
Premier Escrow, Inc.  
Escrow Number: 040541

FIRST AMERICAN TITLE 00.

81993

### Statutory Warranty Deed

Grantor(s): Rick Wheelis and Tina Wheelis  
Grantee(s): Theodore L. Feenstra, Jr. and Vicki L. Feenstra  
Section 23, Township 35, Range 4; Pm. NE-NE aka Lot 3 of Short Plat 32-72  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 350423-0-066-0207 P37222

THE GRANTOR Rick Wheelis and Tina Wheelis, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Theodore L. Feenstra, Jr. and Vicki L. Feenstra, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED LEGAL DESCRIPTION AS SHOWN ON EXHIBIT "A" HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: SEE ATTACHED EXHIBIT "B" HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

Dated August 18<sup>th</sup>, 2004

*[Signature]*  
Rick Wheelis

*[Signature]*  
Tina Wheelis  
4430  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 20 2004

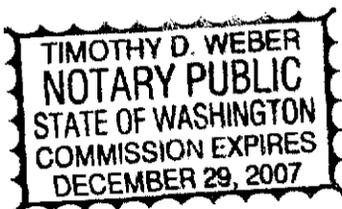
State of Washington }  
County of Snohomish } SS:

Amount Paid \$ 3,131.92  
By *[Signature]* Deputy  
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that Rick Wheelis and Tina Wheelis

is/are 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: 8/18/04



*[Signature]*  
Sharon L. Albrecht  
Notary Public in and for the State of Washington  
Residing at: *[Signature]*  
My appointment expires: ~~7/09/2008~~ 12/29/2007

## EXHIBIT A

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 23, Township 35 North, Range 4 East, W.M., more particularly described as follows:

Commencing at the Northeast corner of said Section 23; thence North 88 degrees 20'47" West along the North line of said Section 23, 850.00 feet to a point which is South 88 degrees 20'47" East, 463.00 feet from the Northwest corner of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 23; thence South 1 degree 39'13" West at right angle to said North line, 447.38 feet; thence North 51 degrees 54'00" West, parallel to the F&S Grade Road, 186.13 feet; thence North 38 degrees 06'00" East, 10.00 feet; thence North 19 degrees 44'02" East, 52.69 feet to the most Easterly corner of that certain tract of land deeded to David L. Gustafson and Frances Christine Gustafson by instrument recorded under Auditor's File No. 728094; thence North 6 degrees 43'23" East, 28.79 feet to the true point of beginning; thence continue North 6 degrees 43'23" East, 180.71 feet to an intersection with the Southerly margin of Puget Sound and Baker River Railroad right-of-way; thence South 88 degrees 20'47" East along said Southerly margin, 88.92 feet to an intersection with a line that is perpendicular to said North line of Section 23 at a point that is 870.00 feet West of said Northeast corner of Section 23 and 443.00 feet East of said Northwest corner of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 23; thence South 1 degree 39'13" West along said perpendicular line, 180.00 feet to a point that is South 88 degrees 20'47" East from the true point of beginning; thence North 88 degrees 20'47" West, 104.89 feet to the true point of beginning; (Also known as Tract 3 of Sedro Woolley Short Plat No. 32-72, approved May 31, 1972).



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**EXHIBIT B**

**EXCEPTIONS:**

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 32-72

Said matters include but are not limited to the following:

1. Water – P.U.D. No. 1
2. Sewage Disposal – Individual septic tanks

B. EASEMENT AND PROVISIONS THEREIN:

Grantee:	Puget Sound Power & Light Company
Dated:	October 10, 1972
Recorded:	October 24, 1972
Auditor's No.:	775759
Purpose:	Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location:	As stated and/or as may be constructed, extended and/or relocated by mutual consent



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