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AFTER RECORDING MAIL TO:
Mr. and Mrs. Edward M LeCouix
11236 Sterling Road
Sedro Woolley, WA 98284



200408200094
Skagit County Auditor

8/20/2004 Page 1 of 3 2:40PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113239-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Steven J Dolmatz and Amy R Edwards
Grantee(s): Edward M LeCouix and Valerie L LeCouix
Abbreviated Legal: a ptn. of SW 1/4 of NE1/4, 34-35-4 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350434-1-007-0006, P38354, 350434-1-009-0004, P38356, 350434-1-011-0000, P38358

THE GRANTOR STEVEN J. DOLMATZ, an unmarried man; and AMY R. EDWARDS, an unmarried woman, as Joint Tenants with Rights of Survivorship for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to EDWARD M. LeCOUIX and VALERIE L. LeCOUIX, 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: Paragraph A, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 113239-PE attached hereto and made part hereof.

Dated August 16th, 2004

Steven J Dolmatz

4434/4435
SKAGIT COUNTY WASHINGTON Amy R Edwards
REAL ESTATE EXCISE TAX

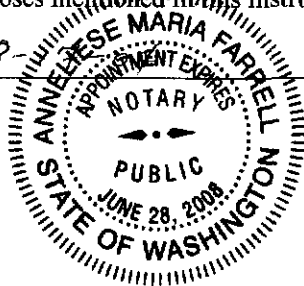
AUG 20 2004

Amount Paid \$ 1427⁵⁶ County
3467⁴⁴ City
By Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Steven J Dolmatz and Amy R Edwards 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-



Annette Maria Farrell
Notary Public in and for the State of Washington
Residing at La Crosse
My appointment expires: 6-28-08

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the South 13 rods of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, all in Section 34, Township 35 North, Range 4 East, W.M., lying East of the following described line:

Beginning at a point on the South line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 34 which is 104.44 feet East of the Southwest corner thereof; thence North parallel with the West line of said subdivision to the North line of the South 13 rods of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 34 and the terminus of this line description.

EXCEPT the South 2 rods thereof.

AND EXCEPT County road right-of-way.

AND ALSO EXCEPT that portion thereof containing about $\frac{1}{4}$ of an acre lying East of a line described as follows:

Beginning at a point on the East line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 34, Township 35 North, Range 4 East, W.M., 2,200 feet South of the East $\frac{1}{16}$ th corner between Sections 27 and 34, Township 35 North, Range 4 East, W.M.; thence Southwesterly about 435 feet to a point which is 33 feet North of the South line to the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 34, and 1,155 feet East of the Southwest corner of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$.

Situate in the County of Skagit, State of Washington.



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EXCEPTIONS:

- A. EASEMENT FOR ELECTRIC TRANSMISSION LINE, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJOINING PROPERTY AND INCLUDING COVENANTS AGAINST BLASTING WITHOUT NOTICE.

Grantee:

Puget Sound Power & Light Company

Dated:

June 14, 1928

Recorded:

June 26, 1928

Auditor's No.:

214482

Affects:

The South line of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 34, Township 35 North, Range 4 East, W.M.



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