

AFTER RECORDING MAIL TO:
Mr. and Mrs. L. Dale Visser
15891 Mountain View Road
Mount Vernon, WA 98274



200408310176
Skagit County Auditor
8/31/2004 Page 1 of 2 2:58PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113398-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Thomas L. Livers
Grantee(s): L. Dale Visser and Leah D. Visser
Abbreviated Legal: a ptn of E 1/2 of W 1/4 of SW 1/4, 23-34-4 E W.M.
Assessor's Tax Parcel Number(s): 340423-0-031-0002, P27634

THE GRANTOR THOMAS L. LIVERS, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to L. DALE VISSER and LEAH D. VISSER, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the North 400 feet of the South 1000 feet of the East 1/2 of the West 1/2 of the Southwest 1/4 of Section 23, Township 34 North, Range 4 East, W.M., lying North of the following described line:

Beginning at the Northeast corner of the above described property;
thence South 0°15'57" West along the East line of said subdivision, a distance of 197.61 feet, more or less, to a point which bears North 0°15'57" East, a distance of 2.40 feet from the Southeast corner of the North 200 feet of the South 1000 feet of said subdivision as conveyed from Floyd M. Alexander, Grantor to Thomas L. Livers, Grantee by the instrument recorded April 7, 1978 under Auditor's File No. 877039, and which point is the true point of beginning;
thence South 89°48'45" West along a line parallel to and 2.40 feet North of, when measured at right angles to the South line of said North 200 feet of the South 1000 feet of said subdivision, a distance of 223.21 feet;
thence South 0°11'15" East, a distance of 30.40 feet;
thence South 89°48'45" West, a distance of 50.00 feet;
thence North 0°11'15" West, a distance of 30.40 feet;
thence continuing South 89°48'45" West along a line 2.40 feet North of, when measured at right angles to, the South line of said North 200 feet of the South 1000 feet of said subdivision, a distance of 392.18 feet, more or less, to the West line of said subdivision and the terminus of this property line description.

EXCEPT that portion thereof lying within the boundaries of the County Road as conveyed to Skagit County by deeds recorded under Auditor's File Nos. 598910 and 669801.

Situate in the County of Skagit, State of Washington.

Reserving to the seller herein, an easement for road, over and across the existing driveway for the benefit of seller's adjoining property and to his heirs, successors or assigns.

Subject to: Schedule "B-1" attached hereto and made a part thereof.
Also subject to "Easement In Gross for Use of Well" recorded concurrently herewith.

Dated August 27, 2004

Thomas L. Livers

SKAGIT COUNTY WASHINGTON
REAL ESTATE ESCROW TAX

4708

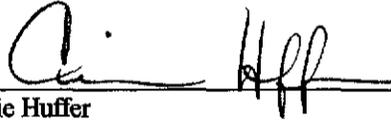
AUG 31 2004

Amount Paid \$ 1002.00
By Skagit Co. Treasurer
Deputy

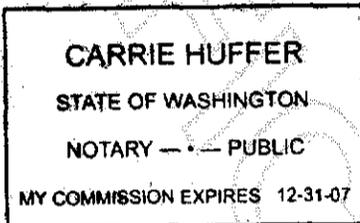
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Thomas L. Livers**
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: August 30, 2004



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



Schedule "B-1"

113398-PE

EXCEPTIONS:

A. CONDITIONS AS FOLLOWS:

Recorded: April 28, 2003
Auditor's No.: 200304280170
As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the grantee. This boundary adjustment is not for the purpose of creating an additional building lot."

B. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Thomas L. Livers
And: Debra S. DeRose
Dated: December 26, 2003
Recorded: December 29, 2003
Auditor's No.: 200312290166
Regarding: Declaration of easement for utilities

C. DECLARATION OF EASEMENT WITH COVENANTS FOR MAINTENANCE:

Executed By: Thomas L. Livers
Recorded: December 29, 2003
Auditor's No.: 200312290167



200408310176
Skagit County Auditor