

When Recorded Return to:  
DAVID K. PRIEBE  
NORMA K. PRIEBE  
1605 7th Street  
Anacortes WA 98221

200409220120  
Skagit County Auditor  
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Chicago Title Company - Island Division  
Order No: AE10274 MM

IC32309 ✓

STATUTORY WARRANTY DEED

THE GRANTOR ROBERT E. CARPENTER and ELANE M. PHIPPS CARPENTER, husband and wife

for and in consideration of **Five Hundred Fifteen Thousand and 00/100...(\$515,000.00)**  
**DOLLARS**

in hand paid, conveys and warrants to **DAVID K. PRIEBE and NORMA K. PRIEBE, husband and wife**

the following described real estate, situated in the County of Skagit, State of Washington:  
LOTS 9 & 10, BLK. 201, NORTHERN PACIFIC ADD., TRACT 1 & 2, PLATE & 14-35-1,  
TRACT 1 PLATE 7 23-35-1  
SEE EXHIBIT A WHICH IS HERETO ATTACHED.

Situated in Skagit County, Washington.

5094  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Tax Account No. : P58263, P31697 and P100898

SEP 22 2004

Subject to: Restrictions, reservations and easements of record.

Amount Paid \$ 9167.00  
By Skagit Co. Treasurer  
Deputy

Dated: September 19, 2004

Robert E. Carpenter 9-22-04  
ROBERT E. CARPENTER Date

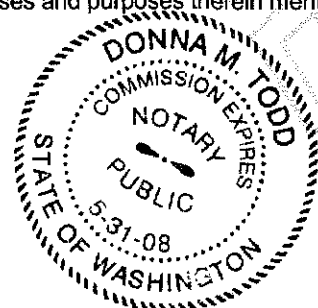
Elane M. Phipps Carpenter 9/22/04  
ELANE M. PHIPPS CARPENTER Date

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ROBERT E. CARPENTER and ELANE M. PHIPPS CARPENTER 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: September 22, 2004

Donna M. Todd  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 5-31-2008



**EXHIBIT 'A'**

**PARCEL A:**

Lots 9 and 10, Block 201, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington;

TOGETHER WITH the East Half of vacated California Avenue which attaches thereto by operation of law, and by Anacortes City Ordinance No. 2123 and recorded under Auditor's File No. 8911220068, records of Skagit County, Washington, as would attach by operation of law.

Situated in Skagit County, Washington

**PARCEL B:**

That portion of the Burlington Northern Railroad right of way designated as Northern Pacific Railroad on the plat map of NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of Block 201 of said plat;  
Thence North 21°36'44" West along the Westerly line of Block 201, a distance of 200.00 feet to the Northwest corner of said Block 201 being the true point of beginning;  
Thence South 71°57'51" West, a distance of 40.08 feet to the centerline of the Northerly end of California Avenue;  
Thence North 21°36'44" West, a distance of 142.53 feet;  
Thence North 71°17'58" East, a distance of 100.12 feet;  
Thence South 21°36'44" East, a distance of 143.94 feet to a point on the Northerly line of said Block 201;  
Thence South 72°12'09" West along the Northerly line of said Block 201, a distance of 60.12 feet to the Northwest corner of said Block 201 being the true point of beginning.

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CHICAGO TITLE INSURANCE COMPANY  
EXHIBIT 'A'

DESCRIPTION:

ORDER NO.:

PARCEL C:

That portion of the following described Tract "RR" which lies between the Northwesterly extensions of the Southwesterly and Northeasterly line of that certain tract of land conveyed to Elane M. Phipps by that certain Quit Claim Deed recorded June 27, 1988 under Auditor's File No. 8806270126, records of Skagit County, Washington;

Tract "RR"

Tract 1 and 2, Plate 7 in Section 14, Township 35 North, Range 1 East of the Willamette Meridian, and all that portion of Tract 1 Plate 7 in Section 23, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing at the initial point of said Tract 1 of Section 23;

Thence West 305 feet;

Thence South 70°44' West 855 feet;

Thence South 23° East 112 feet;

Thence North 69°10' East 136 feet;

Thence North 70°53' East 533.5 feet;

Thence North 73°12' East 444 feet;

Thence North 17°45' East 32 feet to beginning;

EXCEPTING and excluding from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1, Plate 7 Section 23, and all that portion thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:



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CHICAGO TITLE INSURANCE COMPANY  
EXHIBIT 'A'

DESCRIPTION:

ORDER NO.:

Commencing at the initial point of Tract 1, Plate 7, said Section 23;  
Thence South 17°45' West, 32 feet;  
Thence South 73°12' West 444 feet;  
Thence South 70°53' West, 533 5/10 feet;  
Thence South 69°10' West 136 feet;  
Thence North 22°, no minutes West, 40 feet;  
Thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described;  
Thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North 17°45' East, 66 feet from the initial point of Lot 1, Tract 1 Section 23;  
Thence South 17°45' West, 66 feet to the place of beginning.

(Note: Said Phipps tract partially or wholly adjoins Lots 9 and 10 in Block 201, NORTHERN PACIFIC ADDITION TO ANACORTES, in Volume 2 of Plats, pages 9 and 11, records of Skagit County, Washington.)

- END OF EXHIBIT 'A' -



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