

When Recorded Return to:
DESIRAE M. POIRIER
ERIC L. WESSON
12185 State Route 9
Sedro Woolley WA 98284



200409300016

Skagit County Auditor

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Chicago Title Company - Island Division
Order No: BE9380 MJJ

IC 32402

STATUTORY WARRANTY DEED

THE GRANTOR FRANKLIN SEBENS, a single individual on July 7, 2003 and all times since

for and in consideration of One Hundred Twenty Thousand and 00/100...(\$120,000.00)
DOLLARS in hand paid, conveys and warrants to DESIRAE M. POIRIER, a single individual and
ERIC L. WESSON, a single individual, as joint tenants with right of survivorship and not as tenants in
common or community property

the following described real estate, situated in the County of Skagit, State of Washington:

**A portion of the SE Quarter of the NW Quarter and of Government Lot 2, Section 19,
Township 36 North, Range 5 East W.M. as more fully described in Exhibit "A" which is
attached hereto and made a part hereof.**

Tax Account No. : 360519-0-009-2900 P51050

Subject to: Restrictions, reservations and easements of record.

**The grantees by signing the acceptance below, evidence their intention to acquire said
premises as joint tenants with right of survivorship and not as community property and
not as tenants in common.**

Desirae M. Poirier

Eric L. Wesson

Dated: September 26, 2004

FRANKLIN SEBENS

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

5284

SEP 30 2004

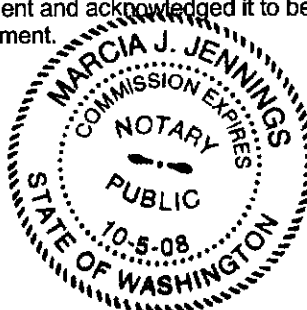
Amount Paid \$ 2136.00
Skagit Co. Treasurer
By

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that FRANKLIN SEBENS the person(s) who appeared before me,
and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary
act for the uses and purposes therein mentioned in this instrument.

Dated: September 29, 2004

Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2004



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: BE9380 MJJ

PARCEL A:

That portion of the Southeast Quarter of the Northwest Quarter and of Government Lot 2, Section 19, Township 36 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at the West Quarter corner of said Section 19 (also the Southwest corner of Government Lot 2);

thence North 05°19'33" West a distance of 829.36 feet to the point of beginning;

thence continuing North 05°19'33" West a distance of 270.00 feet;

thence South 85°27'52" East a distance of 847.78 feet;

thence South 08°11'29" East a distance of 199.12 feet;

thence South 04°58'01" West a distance of 71.79 feet;

thence North 85°27'52" West a distance of 844.86 feet to the point of beginning.

(Also known as Tract 47 of survey recorded in Volume 1 of Surveys, page 85, under Auditor's File No. 805666, records of Skagit County, Washington, amended by survey recorded in Volume 1 of Surveys, page 110, under Auditor's File No. 809463, records of Skagit County, Washington.)

Situated in Skagit County, Washington

PARCEL B:

An easement for ingress, egress and utilities over, under, and across a strip of land lying on the West Half of Section 19, Township 36 North, Range 5 East of the Willamette Meridian, which is 60.00 feet in width, being 30.00 feet on both sides of the following described line:

Commencing at the Southwest corner of Government Lot 3, said Section 19;

thence North 00°17'36" East along the West line of said Section a distance of 30.33 feet to the point of beginning;

thence Northerly the following courses and distances:

thence North 59°27'49" East a distance of 242.43 feet;

thence North 34°30'21" East a distance of 254.74 feet;

thence North 11°05'01" East a distance of 416.22 feet;

thence North 08°14'41" East a distance of 628.27 feet;

thence North 17°38'56" East a distance of 117.83 feet;

thence North 35°18'26" East a distance of 207.71 feet;

thence North 26°20'26" East a distance of 157.83 feet;

thence North 04°58'01" East a distance of 326.90 feet;

thence North 08°11'29" West a distance of 388.04 feet;

thence North 20°54'29" West a distance of 215.68 feet;

thence North 58°25'29" West a distance of 13.06 feet to a point which bears South 34°43'29" East from the Northwest corner of said section and the terminus of said easement, said terminus having a 45-foot turnaround radius.

Situated in Skagit County, Washington



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