

AFTER RECORDING MAIL TO:

Gary M. Anderson
1405 25th Street
Anacortes, WA 98221



200410060085
Skagit County Auditor

10/6/2004 Page 1 of 2 3:06PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 113248-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Bruce C. Irgens
Grantee(s): Gary M. Anderson
Abbreviated Legal: Ptn SE ¼, 24-35-1 E W.M.
Assessor's Tax Parcel Number(s): P31778/350124-0-020-0014

THE GRANTOR Bruce C. Irgens, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary M. Anderson, a single person the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the Southeast ¼ of Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning on the centerline of "L" Avenue extended at a point 30 feet South of the intersection of the centerline of 25th Street produced West;
thence South along the centerline of "L" Avenue extended to a point 133 feet North of the centerline of 26th Street produced;
thence West parallel to the centerline of 26th Street produced 121.48 feet;
thence North parallel to the centerline of "L" Avenue to a point 30 feet South of the intersection of said centerline of 25th Street produced West;
thence East 121.48 feet, more or less, to the point of beginning,

EXCEPT the North 25 feet thereof,

AND EXCEPT the East 10 feet thereof.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated October 5, 2004

Bruce C. Irgens
Bruce C. Irgens

Darlene M. VanLarkin
Darlene M. VanLarkin

5440
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 06 2004
4102 90

Amount Paid \$
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Bruce C. Irgens & Darlene M. VanLarkin** the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/6
Sandra L. Smith
Notary Public in and for the State of Washington
Residing at Decatur Island



EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Power & Light company
Purpose:	Overhead guy, guy stub and anchor guy
Dated:	April 9, 1953
Recorded:	April 9, 1953
Auditor's No.:	486907

B. Easement 30 feet in width as reserved in deed through which title is claimed from George L. Osborn and Helen M. Osborn, husband and wife, dated February 11, 1961, recorded February 14, 1961, under Auditor's File No. 604171, reference to said record is made for full particulars.
(Affects: The North 5 feet of said premises)



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