

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

MARILYN K. REYNOLDS, Attorney  
900 Washington Street, Suite 820  
Vancouver, WA 98660



200411160107

Skagit County Auditor

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**STATUTORY WARRANTY DEED**

**Grantors (Sellers):** RONALD ROBERT SENEY, a married man

**Grantees (Buyers):** RONALD R. SENEY and DONNA M. SENEY,  
Trustees of the RONALD R. SENEY AND DONNA M. SENEY  
REVOCABLE LIVING TRUST dated April 21, 2004

**Abbreviated Legal:** THAT PORTION OF GOVERNMENT LOT 2 SEC 25 T36N R2E  
WM

**Assessor's Tax Parcel #** P46970; P96267

**Other Reference Nos:** 200004180014

#6151  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Documentary transfer tax is none. No consideration.

THE GRANTORS, RONALD ROBERT SENEY, a married man,  
hereby **CONVEY AND WARRANT TITLE** to

NOV 16 2004

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

RONALD R. SENEY and DONNA M. SENEY, Trustees of the RONALD R. SENEY  
AND DONNA M. SENEY REVOCABLE LIVING TRUST dated April 21, 2004,

the following-described real estate situated in the County of Skagit, State of Washington, including  
any interest therein which Grantors may hereafter acquire:

See exhibits attached hereto and incorporated herein by reference.

This transfer also includes Personal Property Parcel No. P96267, which is a 1980 Marlette Parkview  
mobile home Serial No. 027A247PVGR00203A located on Parcel No. P46970.

STATUTORY WARRANTY DEED - 1  
SENEY/D DEED (4839 Heron Beach Lane, Bow, WA)

PABST & HOLLAND, PLLC  
ATTORNEYS AT LAW  
900 Washington Street, Suite 820  
Vancouver, Washington 98660  
(360) 693-1910 • (503) 222-9201

Real Estate Excise Tax No: 34834.

DATED: 9-17, 2004

Ronald R. Sene  
RONALD R. SENEY

Donna M. Sene  
DONNA M. SENEY

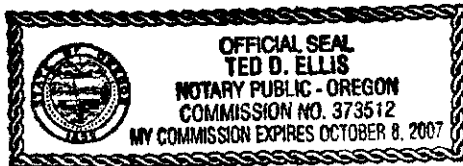
STATE OF OREGON )

: ss.

County of Clackamas )

I certify that RONALD R. SENEY and DONNA M. SENEY appeared personally before me and that I know or have satisfactory evidence that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 27<sup>th</sup> day of September, 2004.



Ted D. Ellis  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 10-8-2007



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STATUTORY WARRANTY DEED - 2  
SENEY/D DEED (4839 Heron Beach Lane, Bow, WA)

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EXHIBIT A  
Parcel No. P46970  
4839 Heron Beach Lane, Bow, WA

PARCEL "A":

That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East W.M., more particularly described as follows:

Commencing at an existing concrete marker for the meandering corner on the West section line of said section; thence North  $88^{\circ}07'33''$  East along the meander line, 219.05 feet; thence South  $0^{\circ}02'$  West, 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 767775; thence North  $89^{\circ}58''$  West a distance of 20 feet, more or less, to the East line of that certain tract sold to Paul Billeter, et ux, by instrument recorded July 26, 1967, under Auditor's File No. 702409; thence South along said East line and said East line extended, a distance of 83 feet, more or less, to a point which bears North  $89^{\circ}58'$  West from a point on the East line of that certain tract of land conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, which lies 83 feet from the South line of said Metzker tract when measured along said East line, said point being the true point of beginning; thence continuing along the extension of the East line of said Billeter tract, a distance of 76 feet, more or less, to a point which bears North  $89^{\circ}58'$  West from a point on the East line of said Green Tract which lies 159 feet from the South line of said Metzker tract when measured along the East line of the said Green tract; thence South  $89^{\circ}58'$  East a distance of 148 feet, more or less, to the East line of said Green tract; thence North along said East line 76 feet; thence North  $89^{\circ}58'$  West, 148.83 feet, more or less, to the true point of beginning; EXCEPT that portion lying West of the East line of the following described tract: Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East W.M.; thence Easterly along the meander line 219.05 feet; thence South 33.56 feet to the true point of beginning; thence South 430 feet, more or less, to the County road; thence West 20 feet; thence North 380 feet, more or less, to the Northeast corner of that certain parcel conveyed by James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961 and recorded August 26, 1963, under Auditor's File No. 640052; thence West 10.78 feet; thence North 50 feet; thence East 30 feet to the point of beginning.

TOGETHER WITH:

An undivided  $1/16^{\text{th}}$  interest in an irregular shaped roadway described as follows:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East W.M.; thence Easterly along the meander line 219.05 feet; thence South 33.56 feet to the true point of beginning; thence South 430 feet, more or less, to the County road; thence West 20 feet; thence North 380 feet, more or less, to the Northeast



corner of that certain parcel conveyed by James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961 and recorded August 26, 1963, under Auditor's File No. 640052; thence West 10.78 feet; thence North 50 feet; thence East 30 feet to the point of beginning.

TOGETHER WITH:

An easement for ingress, egress and utilities over, under and across the following described tract:

That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East W.M., more particularly described as follows:

Commencing at an existing Concrete marker for the meandering corner on the West section line of said section; thence North  $88^{\circ}07'33''$  East along the meander line, 219.05 feet; thence South  $0^{\circ}02'$  West 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 767775, said point being the true point of beginning; thence North  $89^{\circ}58'$  West a distance of 20 feet, more or less, to the East line of that certain tract of land sold to Paul Billeter and Edna H. Billeter, husband and wife, by instrument recorded July 26, 1967 under Auditor's File No. 702409; thence South along said East line, 79.20 feet, more or less, to the Southeast corner of said Billeter tract; thence West along the South line of said Billeter tract 15 feet; thence South  $0^{\circ}02'$  West 180 feet, more or less, to the North line of the existing public road commonly referred to as the Blue Heron Road; thence North  $86^{\circ}27'50''$  East along the North line of said road, 40 feet, more or less, to a point which lies South  $86^{\circ}27'50''$  West, 121.72 feet from the East line of that certain tract of land conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, when measured along the North line of said road; thence North  $0^{\circ}02'$  East 144.20 feet; thence North  $25^{\circ}10'42''$  East, 35.37 feet; thence North  $0^{\circ}02'$  East, 83.00 feet, more or less, to the South line of said Metzker tract; thence West along said South line a distance of 20 feet, more or less, to the true point of beginning; EXCEPT that portion thereof lying within the boundaries of the above described Parcels "A" and "B."

TOGETHER WITH an undivided  $1/16^{\text{th}}$  interest in the following described real property:

Tidelands of the Second Class, situated in front of, adjacent to or abutting upon that part of the shore line of Lot 2, Section 25, Township 36 North, Range 2 East W.M., extending from the Northwest corner of said Lot to a point South  $87^{\circ}22'$  East 351.2 feet from said Northwest corner of said Lot. EXCEPT the West 2 chains thereof.



TOGETHER WITH an undivided 1/16<sup>th</sup> interest in the following described beach property:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East W.M.; thence East 109 feet to the true point of beginning; thence East along the meander line, 239.65 feet; thence South 44.55 feet; thence West 239.65 feet, more or less; thence North 30 feet to the true point of beginning.

SUBJECT to the reservation of an exclusive easement for ingress, egress and utilities over the East 10 ft of the aforesaid described premises in favor and for the benefit of the real property set forth in Exhibits B and C.

SUBJECT to an easement for ingress, egress & parking over the West 20 feet of the aforesaid described premises in favor and for the benefit of the real property described in Exhibits B and C.

SUBJECT to an easement for sight in favor of Lot C of Skagit County Short Plat 35-73 (the full description of which is set forth in Exhibit D) as follows:

No building is to be constructed West of a line through the property conveyed herein which line is the extension of a line running roughly North and South through Lot A of said plat and which begins 65.66 ft. West of the Northeast corner of said Lot A thence South 0°2' to the North line of Lot C of said plat; PROVIDING FURTHER, that such building as is constructed on Lot B shall be no higher than one story as defined by Skagit County Code.

SUBJECT to easements, reservations, restrictions and encumbrances of record.

Situate in the County of Skagit, State of Washington.



## EXHIBIT B

That portion of Government Lot 2 in Section 25, Township 36 North, Range 2 East W.M., lying within the following description:

Beginning at the meander corner common to Sections 25 and 26 in said Township and Range; thence Easterly along the meander line 5 chains and 30 links; thence South 33 feet to the true point of beginning; thence West 66 feet; thence South 60 feet; thence East 66 feet; thence North to the point of beginning; EXCEPT that portion of said premises, if any, lying East of the Easterly line of those premises conveyed to Robert Earl Green, et ux, by deed dated May 15, 1944, filed May 20, 1944, as File No. 371659 and recorded in Volume 193 of Deeds at page 458.



## EXHIBIT C

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East W. M.; thence North  $88^{\circ}07'33''$  East along the meander line 219.05 feet; thence South  $0^{\circ}02'$  West 33.56 feet; thence South  $89^{\circ}58'$  East 64 feet; thence South  $0^{\circ}02'$  West 92.95 feet to true point of beginning; thence South  $89^{\circ}58'$  East 65.86 feet; thence South  $0^{\circ}44'$  West 67 feet; thence North  $89^{\circ}58'$  West 129.66 feet; thence North  $0^{\circ}02'$  East 30 feet; thence South  $89^{\circ}58'$  East 64 feet; thence North  $0^{\circ}02'$  East 37 feet to the place of beginning.



200411160107

Skagit County Auditor

## EXHIBIT D

That portion of Government Lot 2, Section 25, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Commencing at an existing concrete marker for the meandering corner on the West Section line of said Section; thence North  $68^{\circ}07' 33''$  East along the meander line 219.05 feet; thence South  $0^{\circ}02'$  West 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File no. 767775; thence North  $89^{\circ}58'$  West a distance of 20 feet, more or less, to the East line of that certain tract sold to Paul Billeter, et ux, by instrument recorded July 26, 1967, under Auditor's File No. 702409; thence South along said East line and said East line extended, a distance of 83 feet, more or less, to a point which bears North  $89^{\circ}58'$  West from a point on the East line of that certain tract of land conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, which lies 83 feet from the South line of said Metzker tract when measured along said East line, thence continuing along the extension of the East line of said Billeter tract, a distance of 76 feet, more or less, to a point which bears North  $89^{\circ}58'$  West from a point on the East line of said Green tract which lies 159 feet from the South line of said Metzker tract when measured along the East line of the said Green tract, said point being the true point of beginning; thence continuing along the extension of the East line of said Billeter tract a distance of 100.20 feet more or less to a point which bears south  $86^{\circ}27'50''$  West from a point on the East line of said Green tract which lies 251.33 feet from the South line of said Metzker when measured along the South line of said Green tract; thence North  $86^{\circ}27'50''$  East more or less to the East line of said Green tract; thence North along said East line 92.33 feet; thence North  $89^{\circ}58'$  West 122.93 feet, more or less, to the true point of beginning; except that portion lying West of the East line of the following described tract: Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.; thence Easterly along the meander line 219.05 feet; thence South 33.56 feet to the true point of beginning; thence South 430 feet, more or less, to the county road; thence West 20 feet thence North 380 feet, more or less, to the northeast corner of that certain parcel conveyed by James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961, and recorded August 26, 1963, under Auditor's File No. 640052; thence West 10.78 feet; thence North 50 feet; thence East 30 feet to the point of beginning.

Also except that portion if any, lying South of the North line of the existing Blue Heron Road.

