

**AFTER RECORDING MAIL TO:**

Jeffrey J. Dickson and Terri L. Dickson

23158 Buckner Rd.  
Mount Vernon, WA  
98273.



200412220098

Skagit County Auditor

12/22/2004 Page 1 of 2 1:53PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 80719

**Statutory Warranty Deed**

Grantor(s): B.C. Cypress Construction, Inc.

Grantee(s): Jeffrey J. Dickson and Terri L. Dickson

FIRST AMERICAN TITLE CO.

Ptn Lots 2 & 3, BIK 5, Bingham  
Acreage

80719E

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): P62212

THE GRANTOR B.C. Cypress Construction, Inc., for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeffrey J. Dickson and Terri L. Dickson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to Paragraphs A thru E of Schedule B-I of First American Title Company's preliminary commitment no. 80719 attached hereto and made a part hereof by this reference.

Dated December 20<sup>th</sup>, 2004

B.C. CYPRESS CONSTRUCTION, INC.

By: William B. Critchley, President

State of Washington

County of Skagit

By: Skagit County Treasurer Deputy

Amount Paid \$ 6,212.00

DEC 22 2004

Real Estate Transfer Tax

SKAGIT COUNTY WASHINGTON

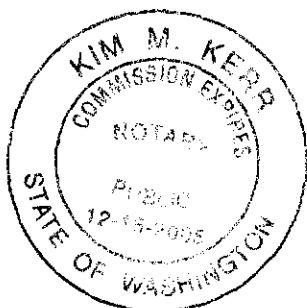
4487#

SS:

I certify that I know or have satisfactory evidence William B. Critchley is the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is President of B.C. Cypress Construction Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: December 21, 2004

Kim M. Kerr



Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 12/15/2005

## EXHIBIT A

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 2, EXCEPT the West 30.43 feet, AND TOGETHER WITH the West 15.22 feet of Lot 3, all in Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH the South 1/2 of that certain 40-foot unopened County Right-of-Way as vacated by order Vacating County Right-of-Way recorded November 15, 2001 under Auditor's File No. 20011150009, which would attach to said premises by operation of law;

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and the installation, repair and maintenance of utilities over, under and across the following described property:

A strip of land 50 feet in width lying 25 feet on either side of the following described centerline:

Beginning at the Northeast corner of Lot 9, Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; thence North 88 degrees 55'59" West, along the North line thereof, a distance of 319.28 feet to the Northwest corner of said Lot 9, said point also being the beginning of a curve to the right with a radius of 250.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 41 degrees 57'49", an arc length of 174.38 feet to the Northeast corner of Lot 11, Block 5, of said "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", and the terminus of this line description;

TOGETHER WITH those portions of Lots 4, 5, 11 and 12 of said Block 5, which lie within the arc of a circle whose radius is 60 feet, the center of said circle being the above described point of terminus; EXCEPTING THEREFROM any portion lying within the easement first above described;

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as described in Declaration of Easement dated January 17, 2003 and recorded under Skagit County Auditor's File No. 200301170133. Said document being a re-recording of document recorded under Auditor's File Nos. 200108220078 and 200109170140.

