

AFTER RECORDING MAIL TO:

Sedro Woolley School District #101
801 Trail Road
Sedro Woolley, WA 98284
Attn: Kevin Sullivan



200502110117

Skagit County Auditor

2/11/2005 Page 1 of 2 1:39PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B83681

Statutory Warranty Deed

Grantor(s): Daniel F. Sims and Sandra A. Sims
Grantee(s): Sedro Woolley School District 101
Assessor's Tax Parcel Number(s): P37177, 350423-0-029-0005

FIRST AMERICAN TITLE CO.

B83681 E

THE GRANTOR Dan Sims and Sandra A. E. Sims, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sedro Woolley School District 101 the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point 20 feet South of the Northwest corner of said subdivision; thence East parallel to the North line of said Section, 148.5 feet, more or less, to a point 478.5 feet East of the West line of the Northwest 1/4 of the Southeast 1/4; thence South 640 feet; thence West 148.5 feet, more or less, to the West line of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Southeast 1/4; thence North 640 feet to the point of beginning; EXCEPT the North 5 feet thereof conveyed to Skagit County for Cook Road by deed recorded under Auditor's File No. 780685;

AND EXCEPT that portion conveyed unto the City of Sedro Woolley by Right-of-Way Deed recorded December 17, 1999 under Skagit County Auditor's File No. 199912170068.

Subject to easements, restrictions, or other exceptions hereto attached as Exhibit A

Dated: February 4, 2005

[Signature of Daniel F. Sims]
Daniel F. Sims

[Signature of Sandra A. Sims]
Sandra A. Sims

681
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 11 2005

NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007

STATE OF Washington Amount Paid \$3560.⁰⁰
COUNTY OF Skagit Skagit Co. Treasurer
By MM Deputy

I certify that I know or have satisfactory evidence that Daniel F. Sims and Sandra A. Sims, the persons 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.

Date: 2-9-05

[Signature of B. Elizabeth Thompson]

Notary Public in and for the State of Washington
Residing at Fernside
My appointment expires: 06/19/07

EXHIBIT "A"

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: County of Skagit
Dated: February 8, 1973
Recorded: February 15, 1973
Auditor's No.: 780685
Purpose: To provide access for placement of utility lines on the right-of-way
Area Affected: A five foot strip of land on the North side of the subject property



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