

AFTER RECORDING MAIL TO:
Mr. and Mrs. Monte L. Hughes
14785 Channel Drive
LaConner, WA 98257,



200502150059
Skagit County Auditor

2/15/2005 Page 1 of 211:20AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 83944

Statutory Warranty Deed

Grantor(s): Channel View LLC

FIRST AMERICAN TITLE CO.

Grantee(s): Monte L. Hughes and Cindy L. Hughes

83944 E

Assessor's Tax Parcel Number(s): 350112-1-005-0200, P31332

THE GRANTOR Channel View LLC, a Washington LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Monte L. Hughes and Cindy L. Hughes, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Parcel "A":

Lot 3 of Short Plat No. 95-037, approved January 31, 1996, recorded February 2, 1996 in Volume 12 of Short Plats, pages 71 and 72, under Auditor's File No. 9602020036 and being a portion of the West 1/2 of the East 1/2 of Section 12, Township 35 North, Range 1 East (being a portion of the vacated Plat of Queen Anne Addition to North Anacortes), EXCEPT that portion thereof described as follows:

Beginning at the Southwest corner of the Northeast 1/4 of said Section 12; thence North along the North-South Section 12 centerline 696.82 feet; thence South 89 degrees 11'40" East, 901.19 feet along Tract X centerline as shown on the face of said Short Plat No. 95-037; thence South 0 degrees 48'20" West, 15.00 feet to the center of 45 foot cul-de-sac of said Tract X; thence South 89 degrees 11'40" East, 45 feet; thence continuing South 89 degrees 11'40" East, 14.97 feet; thence North 0 degrees 50'23" East, 462.88 feet; thence South 88 degrees 41'45" East, 350.72 feet to the Easterly margin of that vacated Plat of Queen Anne Addition to North Anacortes, Wash., as per plat recorded in Volume 2 of Plats, page 26, records of Skagit County, Washington; thence South 01 degree 04'04" West, 400.29 feet and the true point of beginning; thence South 54 degrees 09'08" West, 347.02 feet to the South line of said Lot 3; thence South 89 degrees 11'40" East, along said South line, 277.45 feet to the Southeast corner of said Lot 3; thence North 01 degree 04'04" East, along the East line of said Lot 3, a distance of 207.16 feet to the true point of beginning.

Parcel "B":

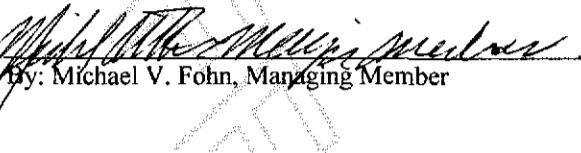
That portion of Lot 4, Short Plat No. 95-037, approved January 31, 1996, recorded February 2, 1996 in Volume 12 of Short Plats, pages 71 and 72, under Auditor's File No. 9602020036 and being a portion of the West 1/2 of the East 1/2 of Section 12, Township 35 North, Range 1 East (being a portion of the vacated Plat of Queen Anne Addition to North Anacortes), described as follows:

Beginning at the Southwest corner of the Northeast 1/4 of said Section 12; thence North along the North-South Section 12 centerline 696.82 feet; thence South 89 degrees 11'40" East, 801.47 feet along Tract X centerline as shown on the face of said Short Plat No. 95-037, and the true point of beginning; thence continuing South 89 degrees 11'40" East 142.15; thence along a curve concave to the West with a radius of 45 feet which bears South 71 degrees 20'08" West through a central angle of 80 degrees 12'52" an arc length of 63.00 feet; thence South 0 degrees 50'23" West, a distance of 108.36 feet; thence South 89 degrees 11'40" East, a distance of 108.80 feet; thence South 54 degrees 09'08" West a distance of 85.21 feet to a point on a curve concave to the South with a radius of 45 feet which bears 19 degrees 53'29" West; thence Westerly along said curve through a central angle of 60 degrees 02'49" an arc length of 47.16 feet to a point of reverse

curvature with a radius of 25 feet which bears North 40 degrees 09'20" West; thence Westerly along said reverse curve through a central angle of 63 degrees 47'48" an arc length of 27.84 feet to a curve concave to the Northeast with a radius of 150 feet which bears North 23 degrees 38'28" East; thence Northwesterly along said curve through a central angle of 67 degrees 09'53" an arc length of 175.84 feet; thence North 0 degrees 48'20" East 87.95 feet to the true point of beginning on the centerline of Tract X.

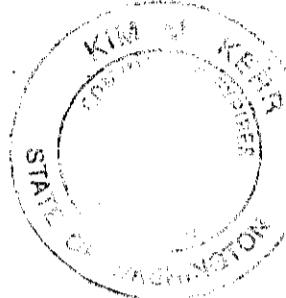
Dated: February 14th, 2005

Channel View LLC



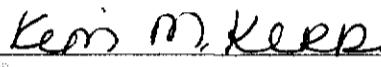
By: Michael V. Fohn, Managing Member

STATE OF Washington }
COUNTY OF Skagit } SS:



I certify that I know or have satisfactory evidence that Channel View LLC, 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: Feb 14, 2005



Kim M. Kepp

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/2005



707
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 15 2005

Amount Paid \$ 1513.00
Skagit Co. Treasurer
By MB Deputy