

**AFTER RECORDING MAIL TO:**

**Mr. Richard Tamman**  
11043 BAYVIEW EDISON ROAD  
Mount Vernon, WA 98273-9694



200502160004  
Skagit County Auditor

2/16/2005 Page 1 of 2 9:09AM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 114867-PE

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

**Grantor(s): Bonnie B. Stinson, Santiago R. Nesta and Barbara L. Nesta**  
**Grantee(s): Richard Tamman**  
**Abbreviated Legal: Ptn Gov. Lot 1, 11-34-2 E W.M.**  
**Additional legal(s) on page: 2**  
**Assessor's Tax Parcel Number(s): 340211-1-001-0800, P95973**

**THE GRANTOR BONNIE B. STINSON**, who was a single woman on July 28, 1988, date of acquiring title and at all times since; **BARBARA L. NESTA**, who was married to her current husband, **SANTIAGO NESTA**, on July 28, 1988, date of acquiring title for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **RICHARD TAMMAN**, a single man 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 through E, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 114867-PE.**

Dated February 4, 2005

*Bonnie B. Stinson*  
\_\_\_\_\_  
Bonnie B. Stinson

*Barbara L. Nesta*  
\_\_\_\_\_  
Barbara L. Nesta

*Santiago R. Nesta*  
\_\_\_\_\_  
Santiago R. Nesta

# 724  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 16 2005

STATE OF Oregon }  
COUNTY OF Wasco } SS:

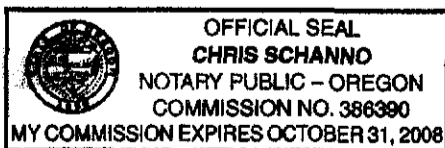
Amount Paid \$ 623.00  
By *[Signature]* Skagit County Treasurer  
Deputy

I certify that I know or have satisfactory evidence that **Bonnie B. Stinson, Santiago R. Nesta and Barbara L. Nesta**

the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 04 2005

*Chris Schanno*  
\_\_\_\_\_  
Chris Schanno  
Notary Public in and for the State of Washington Oregon  
Residing at Sedro-Woolley Wasco  
My appointment expires: 9/11/2006 10/31/08



## EXHIBIT A

### DESCRIPTION:

All that part of Government Lot 1 in Section 11, Township 34 North, Range 2 East, W.M., being described as follows:

Beginning at the Northeast corner of said Section 11;  
thence South 89°32'24" West, along the North line of said Section 11, a distance of 1,061.85 feet to a meander corner as shown on the Record of Survey prepared by John Vadai and recorded in Book 1 of Surveys, page 87, records of Skagit County, Washington;  
thence South 20°35'51" East, along the meander line, a distance of 105.79 feet;  
thence North 72°08'16" East, a distance of 13.08 feet;  
thence South 15°16'59" East, a distance of 22.55 feet;  
thence South 25°15'52" East, a distance of 157.93 feet;  
thence South 22°33'13" East, a distance of 131.44 feet;  
thence North 89°03'39" West, a distance of 52.72 feet;  
thence North 04°07'25" West, a distance of 50.20 feet to the point of beginning;  
thence South 04°07'25" East, a distance of 50.20 feet;  
thence North 89°03'39" West, a distance of 22.99 feet;  
thence North 04°04'20" West, a distance of 48.09 feet;  
thence North 62°40'26" East, to the line of mean high tide;  
thence Northeasterly along said mean high tide line, to a point that is North 46°27'45" West of the point of beginning;  
thence South 46°27'45" East, to the point of beginning.

TOGETHER WITH a non-exclusive easement in perpetuity for ingress, egress, and utilities, and parking of vehicles as described hereinafter, twelve feet (12') in width over and across the following described property:

All that part of Government Lot 1 in Section 11, Township 34 North, Range 2 East, W.M., being described as follows:

Beginning at the Northeast corner of said Section 11;  
thence South 89°32'24" West, along the North line of said Section 11, a distance of 1,061.85 feet to a meander corner as shown on the record of survey prepared by John Vadai and recorded in Book 1 of Surveys, page 87, records of Skagit County, Washington;  
thence South 20°35'51" East, along the meander line, a distance of 105.79 feet;  
thence North 72°08'16" East, a distance of 13.08 feet;  
thence South 15°16'59" East, a distance of 19.90 feet to an existing power pole and the point of beginning;  
thence North 72°08'16" East, a distance of 11.64 feet to the Easterly side of the herein described 12 foot roadway;  
thence South 25°15'52" East, along said roadway, a distance of 159.32 feet;  
thence South 22°33'13" East, along said roadway, a distance of 133.08 feet;  
thence South 09°42'37" East, along said roadway, a distance of 186.57 feet;  
thence South 49°08'02" East, along said roadway, a distance of 27.91 feet to the Northerly margin of the existing County road;  
thence South 38°29'50" West along said County road a distance of 19.34 feet;  
thence North 74°37'13" West along said County road a distance of 16.90 feet;  
thence North 09°42'37" West a distance of 212.50 feet;  
thence North 22°33'13" West a distance of 131.44 feet;  
thence North 25°15'52" West a distance of 157.93 feet;  
thence North 15°16'59" West a distance of 2.65 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

