

AFTER RECORDING MAIL TO:

Erynn E. Stephan

7029 Worlne Rd
Bow WA 98232



200502160076
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B83708

Statutory Warranty Deed

Grantor(s): Lisa L. Lane and Anita Rennebohm

Grantee(s): Erynn E. Stephan

FIRST AMERICAN TITLE CO.

B83708 E

Section 11, Township 35, Range 3; ptn: NW ¼ (aka Tract 1, Short Plat No. 34-79)

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): P34055, 350311-0-002-0027

THE GRANTOR Lisa L. Lane and Anita Rennebohm, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Erynn E. Stephan, a single woman the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to Easements, restrictions or other exceptions hereto attached as Exhibit B

Dated February 2, 2005

Lisa L. Lane

Lisa L. Lane

Anita Rennebohm

Anita Rennebohm

736
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 16 2005

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5144.20
Skagit Co. Treasurer
By *MP* Deputy

I certify that I know or have satisfactory evidence that Lisa L. Lane and Anita Rennebohm, 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: 2-3-05

Katie E. Heald

Notary Public in and for the State of Washington
Residing at Intlemon
My appointment expires: 1-7-07

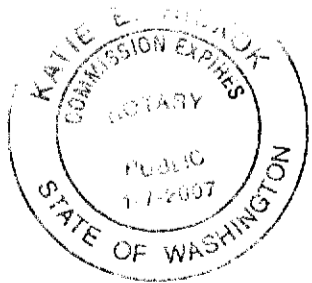


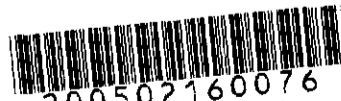
EXHIBIT A

Tract 1 of Short Plat No. 34-79, approved January 23, 1980 and recorded January 25, 1980, under Auditor's File No. 8001250003 in Volume 4 of Short Plats, page 22, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, Township 35 North, Range 3 East, W.M., ALSO that portion of Tract 2 of said Short Plat being more particularly described as follows:

Beginning at the Southwest corner of Lot 1 of Short Plat No. 34-79; thence North $64^{\circ}20'04''$ East, a distance of 84.93 feet to the Southeast corner of said Lot 1, said point being the true point of beginning; thence North $78^{\circ}30'29''$ East, a distance of 80.92 feet to a point which bears Southeasterly a distance of 8.00 feet from the Southwesterly corner of a shed, as it existed in January 1980; thence North $72^{\circ}16'00''$ East, parallel with the Southeasterly wall of said shed, and the projection thereof, a distance of 182.10 feet to an existing fence on the Easterly bank of Edison Slough, as shown on the face of said Short Plat; thence North $36^{\circ}48'25''$ West, along said fence line, a distance of 71.24 feet to an angle point; thence continuing along said fence line North $57^{\circ}22'51''$ West, a distance of 46.17 feet to the North line of said Lot 2; thence South $89^{\circ}56'33''$ West, along said North line, a distance of 133.28 feet to the Northeast corner of Lot 1; thence South $13^{\circ}52'48''$ West, a distance of 158.00 feet to the true point of beginning. EXCEPT from all the above, that portion lying Easterly of the East line of the Edison Slough.

TOGETHER WITH non-exclusive easement for ingress, egress and roadway over and across a 20 foot wide strip of land in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, Township 35 North, Range 3 East, W.M., being also a portion of Lot 2 of Short Plat No. 34-79, as recorded in Volume 4 of Short Plats, page 22, under Auditor's File No. 8001250003, records of Skagit County, Washington, the Northerly line of said strip being described as follows:

Beginning at the Southwest corner of Lot 1 of said Short Plat; thence North $64^{\circ}20'04''$ East, a distance of 84.93 feet to the Southeasterly corner of said Lot 1, said point being the terminus of this description.



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EXHIBIT B

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 34-79
Recorded: January 25, 1980
Auditor's No.: 8001250003

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage disposal – Individual septic systems
4. Water – Samish Island
5. Existing fence lying on Easterly bank of Edison Slough has been agreed upon by adjacent owners as established property line.
6. Existing fence line along South line of Lot 2 has been agreed upon by adjacent owners as established property line.

B. RESERVATION CONTAINED IN DEED

Executed by: Jeffery E. Osborne
Recorded: June 25, 1990
Auditor's No.: 9006250021
As Follows: Affects portion Tract 2

C. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Edison Slough



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