

AFTER RECORDING MAIL TO:
Mr. and Mrs. Richard W. McLaughlin
23925 Swede Creek Lane
Sedro Woolley, WA 98284

200503030013
Skagit County Auditor
3/3/2005 Page 1 of 2 9:01AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115306-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Roy E. Smith and Shandi Smith
Grantee(s): Richard W. McLaughlin and Sylvia S. McLaughlin
Abbreviated Legal: ptn NE1/4 of SE 1/4, 36-36-4 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 360436-4-002-0201, P104940

THE GRANTOR ROY E. SMITH, who also appears of record as ROY SMITH and SHANDI SMITH, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RICHARD W. McLAUGHLIN and SYLVIA S. McLAUGHLIN, 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

Dated February 28, 2005

Subject To: Paragraphs A through C, inclusive, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 115306-SE.

Roy E. Smith
Roy E. Smith

Shandi Smith

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

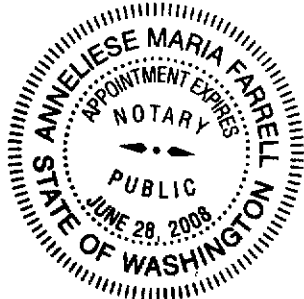
MAR 03 2005

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 6354.00
By Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Roy E. Smith and Shandi Smith 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: 3-1-05



Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/08

EXHIBIT A

Lot 2, Short Plat No. 92-050, approved March 4, 1993, recorded March 8, 1993 in Book 10 of Short Plats, page 176, under Auditor's File No. 9303080124 and being a portion of the South 330 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 36 North, Range 4 East, W.M.

TOGETHER WITH an easement for ingress, egress and utilities over the North 40 feet of Lot 1 of said Short Plat No. 92-050.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that portion of the North 60 feet of Tract 1 of Skagit County Short Plat No. 88-39, lying East of the West 224.82 feet of said Tract 1 of Skagit County Short Plat No. 88-39, as delineated on the face of said Short Plat, approved May 6, 1991, and recorded May 8, 1991, in Volume 9 of Short Plats, page 359, under Auditor's File No. 9105090015, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 36 North, Range 4 East, W.M. :

AND ALSO TOGETHER WITH the North 20 feet of the above described Tract 1, lying East of the West 185 feet of said Tract 1.

Situate in the County of Skagit, State of Washington.

