

AFTER RECORDING MAIL TO:
Roseann B. Gordon Allen Gordon
18343 West Big Lake Boulevard
Mount Vernon, WA 98274



200503030124
Skagit County Auditor

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Filed for Record at Request of
The Escrow Group
Escrow Number: EA-09538-AM

Statutory Warranty Deed

CHICAGO TITLE IC34065

Grantor(s): **Arnold R. Brigham**

Grantee(s): **Roseann B. Gordon and Allen Gordon**

Tax Parcel No: **3862-000-056-0103**

Abbrev. Legal: **Lot 1 of Survey 19-107/108; being ptn. Tracts 55 and 56, Big Lake Waterfront Tracts**

THE GRANTOR **Arnold R. Brigham, an unmarried individual** for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Roseann B. Gordon and Allen Gordon, wife and husband**

RY AM

the following described real estate, situated in the County of Skagit, State of Washington

See attached legal description and by this reference made a part hereof.

Subject to: Special Exceptions-Future property taxes and Exhibit "A" attached hereto and made a part thereof.

Dated 3/02/2005

Arnold R. Brigham
Arnold R. Brigham

1000
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 03 2005

Amount Paid \$ 4213.26
By *[Signature]* Skagit Co. Treasurer Deputy

State of WA
County of Snohomish } SS:

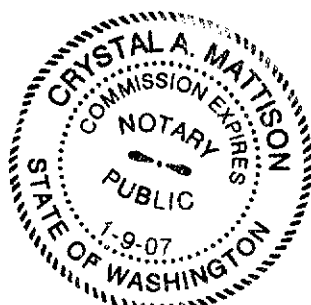
I certify that I know or have satisfactory evidence that

Arnold R. Brigham
is/~~are~~ the person(s) 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.

Dated: March 2ND, 2005
2ND CM

[Signature]

Notary Public in and for the State of WA
Residing at Kirkland, WA
My appointment expires: 1-9-07



LEGAL DESCRIPTION

That portion of Tracts 55 and 56, BIG LAKE WATERFRONT TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, and the vacated portion of Garden Drive, adjacent thereto which attached by operation of law when vacated October 15, 1956, under Commissioner's File No. 9686, described as follows;

Beginning at a point on the South line of said Tract 56, which point bears North $69^{\circ}47'40''$ East a distance of 0.21 feet from the original Southwest corner of said Tract 56, and which point is a point on the curve of the East right-of-way line of that county road known as Big Lake Boulevard, and at which point the tangent to the curve bears North $37^{\circ}50'15''$ West;
thence North $69^{\circ}47'40''$ East along the South line of said Tract 56 a distance of 88.85 feet to the Southerly corner of that tract conveyed to Richard E. Holeman by Quit Claim Deed recorded under Auditor's File No. 807174, records of Skagit County, Washington;
thence North $19^{\circ}25'48''$ West along the West line of said Richard E. Holeman tract a distance of 80.00 feet to the Northwest corner of said Richard E. Holeman tract;
thence continue North $19^{\circ}25'48''$ West a distance of 134.82 feet to a point on the North line of said Tract 55;
thence South $26^{\circ}22'00''$ West along said North line of Tract 55 a distance of 154.08 feet to the original Northwest corner of said Tract 55;
thence continue South $26^{\circ}22'00''$ West along the projected North line of said Tract 55 a distance of 28.92 feet to a point on the curve of the East right-of-way line of said county road known as Big Lake Boulevard and at which point the tangent to the curve bears South $52^{\circ}22'22''$ East;
thence southerly on a curve to the right along said East right-of-way line of the county road, having a radius of 388.10 feet and arc distance of 98.45 feet to the true point of beginning.

(Also known as Lot 1 of Survey, recorded in Volume 19 of Surveys, page 107 and 108, on August 15, 1990, under Auditor's File No. 9705140086, records of Skagit County, Washington.)

Situated in Skagit County, Washington.

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EXHIBIT "A" TO STATUTORY WARRANTY DEED

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 29, 1979
Auditor's No(s): 895613, records of Skagit County, Washington
In favor of: Skagit County Sewer District #2
For: Sanitary sewers
Affects: A portion of said premises

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 21, 1968
Auditor's No(s): 719507, records of Skagit County, Washington
In favor of: Adjoining property owners
For: Roadway purposes
Affects: The Southeasterly and the Easterly portion of said premises

Said easement also shown on the face of Survey map under Auditor's File No. 9008150039, records of Skagit County, Washington.

Right granted to Day Lumber Company to overflow the shores of Big Lake under order of the Department of Public Lands, filed for record in Volume 133 of Deeds, page 12, to which reference is hereby made to the record for full particulars;

Recorded: April 7, 1924
Auditor's No(s): 173578, records of Skagit County, Washington

Public and private easements, if any, over vacated portion of said premises.

Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: September 12, 1974
Auditor's No(s): 807194, records of Skagit County, Washington
In favor of: Richard E. Holeman
For: Ingress, egress and utilities
Affects: A strip along the Southerly boundary of said premises

Encroachment by retaining wall and outbuildings appurtenant to said premises approximately 20 feet onto right-of-way for Big Lake Boulevard along Southerly border of said premises, as disclosed by Survey recorded on August 15, 1990, in Volume 19 of Surveys, Page 107 and 108, under Auditor's File No. 9705140086, records of Skagit County, Washington.

Agreement, including the terms and conditions thereof; entered into;

By: James K. Morse, Judi A. Morse and Maxine Morse
And Between: Ed Brunes and Jill Brunes
Recorded: October 9, 1990
Auditor's No.: 9010090056, records of Skagit County, Washington
Providing: Road maintenance

Agreement, including the terms and conditions thereof; entered into;

By: James K. Morse and Judi A. Morse, husband and wife and Maxine E. Morse, an unmarried person, each with an undivided one-third interest
And Between: Ed Brunes and Jill Brunes, husband and wife
Recorded: October 9, 1990
Auditor's No.: 9010090054, records of Skagit County, Washington
Providing: Improving, repairing, cleaning and maintaining a domestic water pipeline

Agreement, including the terms and conditions thereof; entered into;

By: Gary Foss
And Between: Skagit County Sewer District No. 2
Recorded: October 1, 1997
Auditor's No.: 9710010069, records of Skagit County, Washington
Providing: Maintenance of sewer line

Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.



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EXHIBIT 'A' TO STATUTORY WARRANTY DEED

Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

Any question that may arise due to shifting or change of the line of high water of Big Lake or due to said lake having shifted or changed its line of high water.

Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of Big Lake, if navigable.

Recital on the face of survey, as follows:

This Survey is a re-recording of that certain record of survey map recorded in Volume 10 of Surveys, pages 83-84, under Auditor's File Number 9008150039 records of Skagit County, Washington to correct a scrivener's error. The dimension shown on the Northwesterly line as 219.32 feet should have been labeled as 235.22 feet.

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