

AFTER RECORDING MAIL TO:

Craig & Catherine Dayton
14815 Allen West Road
Bow, WA 98232



200503210005
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115435-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Edward M. Snyder and Marie F. Snyder
Grantee(s): Craig A. Dayton and Catherine M. Dayton
Abbreviated Legal: a ptn. of NE1/4 of SE1/4 & of ot 2, SP 157-79 in 16-35-3 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350316-4-001-0009, P34410

THE GRANTOR EDWARD M. SNYDER and MARIE F. SNYDER, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **CRAIG A. DAYTON and CATHERINE M. DAYTON, 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

Subject To: Paragraphs A through F, inclusive, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 115435-PE

Dated March 16, 2005

Edward M. Snyder

Marie F. Snyder

1264
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 21 2005

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3500.00
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that **Edward M. Snyder and Marie F. Snyder** 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: 3-16-05



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

EXHIBIT A

PARCEL "A":

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 35 North, Range 3 East, W.M., and of Lot 2, Short Plat No. 157-79, approved March 25, 1981, recorded March 26, 1981, in Book 5 of Short Plats, page 41, under Auditor's File No. 8103260004, and being a portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 35 North, Range 3 East, W.M., lying Northerly and Westerly of the following described line:

Beginning at the Southeast corner of said Lot 2 of Short Plat No. 157-79;
thence West, along the North line of Allen West Road, a distance of 803.56 feet, more or less, to the Southeast corner of a tract marked "EXCEPTION" on the face of said Short Plat, said point being the true point of beginning of this line description;
thence North, along the East line of said "EXCEPTIONS" tract, a distance of 208.70 feet to the Northeast corner thereof;
thence East, parallel with the South line of said Section 16, a distance of 155.56 feet, more or less, to a point 648.00 feet West of the East line of said Section 16;
thence North parallel with the East line of said Section 16 and distant 648.00 feet Westerly therefrom, a distance of 2,433.65 feet, more or less, to the North line of the Southeast $\frac{1}{4}$ of said Section 16 and the terminus of this line description.

EXCEPT that portion described as follows:

Beginning at the Southeast corner of said Lot 2;
thence West, along the North line of Allen West Road, a distance of 1,012.26 feet, more or less, to the Southwest corner of a tract marked "EXCEPTION" on the face of said Short Plat, said point being the true point of beginning;
thence North, along the West line of said "EXCEPTION" tract, and said line extended North, a distance of 500.00 feet;
thence West a distance of 350.00 feet, more or less, to the West line of said Lot 2;
thence South along said West line a distance of 296.3 feet, more or less, to the Northwest corner of Lot 1 of said Short Plat No. 157-79;
thence East along the North line of said Lot 1 a distance of 234.00 feet to the Northeast corner thereof;
thence South along the East line of said Lot 1 a distance of 203.70 feet to the North line of Allen West Road;
thence East along said North line a distance of 116.00 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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DESCRIPTION CONTINUED:

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over, under and across the East 20 feet of the following described property:

That portion of Lot 2, Short Plat No. 157-79, approved March 25, 1981, recorded March 26, 1981 in Volume 5 of Short Plats, page 41, under Auditor's File No. 8103260004, and being a portion of the East ½ of the Southeast ¼ of Section 16, Township 35 North, Range 3 East, W.M., more particularly described as follows:

Beginning at the Southeast corner of said Lot 2;
thence West, along the North line of Allen West Road, a distance of 1,012.26 feet, more or less, to the Southwest corner of a tract marked "EXCEPTION" on the face of said Short Plat, said point being the true point of beginning;
thence North, along the West line of said "EXCEPTION" tract, and said line extended North, a distance of 500.00 feet;
thence West a distance of 350.00 feet, more or less, to the West line of said Lot 2;
thence South along said West line a distance of 296.3 feet, more or less, to the Northwest corner of Lot 1 of said Short Plat No. 157-79;
thence East along the North line of said Lot 1 a distance of 234.00 feet to the Northeast corner thereof;
thence South along the East line of said Lot 1 a distance of 203.70 feet to the North line of Allen West Road;
thence East along said North line a distance of 116.00 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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