

When Recorded Return to:
BRADLEY D. SARVER
TERRI L. SARVER
9624 50TH Ave. SW
Seattle WA 98136



200503310094
Skagit County Auditor

3/31/2005 Page 1 of 2 11:31AM

Chicago Title Company - Island Division
Order No: BE9769 MAM
IC 34354 ✓

STATUTORY WARRANTY DEED

THE GRANTORS, **JOHN D. STEPHENS**, as his separate estate and **BETH A. BEYERS**, as her separate estate, in indeterminate interests

for and in consideration of Two Hundred Fifty Four Thousand and 00/100...(\$254,000.00) Dollars in hand paid, conveys and warrants to

BRADLEY D. SARVER and **TERRI L. SARVER**, husband and wife

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

A portion of Government Lot 5, Section 31, and that portion of Government Lots 6 and 7, Section 32, all in Township 36 North, Range 11 East of the Willamette Meridian; being described as follows:

Beginning at the Southeast corner of Section 31 and running thence North 3°05' East, a distance of 1,275 feet to the point of intersection with the Easterly line of State Road No. 11 and the true point of beginning;
thence Northeasterly along said Easterly line of State Road, 526.45 feet, more or less, to the center of the Diobsud Creek bridge and stream as the same existed on June 4, 1949;
thence South 56°30' East, 600 feet to the bank of the Skagit River;
thence South 30° West along the bank of the Skagit River to a point bearing from the point of beginning as follows:

South 33°30" West, 25.55 feet;
thence South 56°30' East to bank of river;
thence from said point North 56°30' West to the East line of State Road No. 11;
thence North 33°30" East, 25.55 feet to the point of beginning;

EXCEPT that portion thereof conveyed to the State of Washington for highway purposes by Deeds dated September 1, 1950, and September 23, 1976, and recorded October 19, 1950, and December 29, 1976, under Auditor's File Nos. 452420 and 848375, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 361132-0-021-0002 P51987

Subject to: Restrictions, reservations and easements of record.

Dated: March 30, 2005

JOHN D STEPHENS

BETH A BEYERS

#1480
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 31 2005

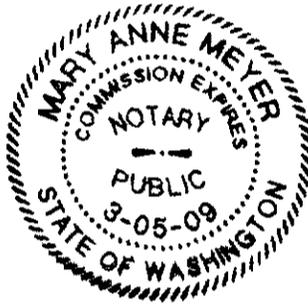
Amount Paid \$ 4521.20
By Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOHN D STEPHENS and BETH A BEYERS are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: March 30, 2005

Mary Anne Meyer
Mary Anne Meyer
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: March 5, 2009



200503310094
Skagit County Auditor

3/31/2005 Page

2 of

2 11:31AM