

AFTER RECORDING MAIL TO:

Mr. Greg Leonard
39115 Cape Horn Road
Concrete, WA 98237



200505030150
Skagit County Auditor

5/3/2005 Page 1 of 2 4:07PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B84299

Statutory Warranty Deed

Grantor(s): Dennis Dull and Allyson Dull
Grantee(s): Greg Leonard
Assessor's Tax Parcel Number(s): 350714-0-022-0018, P42624

FIRST AMERICAN TITLE CO.

B84299-1

THE GRANTOR Dennis Dull and Allyson Dull, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Greg Leonard, a married man the following described real estate, situated in the County of Skagit, State of Washington.

That portion of government Lot 3, Section 14, Township 35 North, Range 7 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 1, Block 21, "MAP OF BESSEMER, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, page 79, records of Skagit County, Washington; thence East 230 feet to the Northeast corner of Lot 6, Block 20, "MAP OF BESSEMER, SKAGIT CO., WASHINGTON", the true point of beginning. (said point being on the East line of that certain Tract conveyed to Ira Savage by deed dated January 4, 1915, and recorded January 12, 1915, under Auditor's File No. 105886 in Volume 94 of Deeds, page 563); thence from said point East 500 feet, more or less, to the West line of a Tract conveyed by Morris M. Wright to Maggie Thompson, by Deed dated May 10, 1904, and recorded in Volume 57 of Deeds, page 402; thence South 275 feet along the West line to the bank of the Skagit River; thence along the bank of the Skagit River Westerly 500 feet, more or less, to a point due South of the point of beginning; thence North to the point of beginning.

EXCEPT any portion lying within road rights-of-way; ALSO EXCEPT the West 200 feet thereof, AND ALSO EXCEPT the East 80 feet thereof.

(Also known as Tract "A" of Short Plat No. 23-74, approved June 18, 1974).

Subject to covenants, conditions, restrictions and easements, if any, as per Exhibit "A"

Dated: 3/24/05

Dennis Dull

Allyson Dull

2159
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 03 2005

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 2794.60
Skagit Co. Treasurer
By LS Deputy

I certify that I know or have satisfactory evidence that Dennis Dull and Allyson Dull, 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: 3.24.05

B. E. Thompson
Notary Public in and for the State of
Residing at Burlington, Washington

Washington

My appointment expires: 06/19/07

NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007

EXHIBIT "A"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: November 16, 1993
Auditor's No.: 9311160040

Said matters include but are not limited to the following:

1. Location of fencelines, shop, shed and pump houses – Affects subject property and includes other proeprty

B. 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: Skagit River

C. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

D. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.



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