

AFTER RECORDING MAIL TO:
Mr. and Mrs. Dale J. Matthews
31439 Prevedal Road
Lyman, WA 98263

200505120125
Skagit County Auditor
5/12/2005 Page 1 of 2 3:36PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115816-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

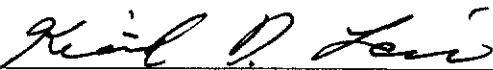
Grantor(s): Keith D. Lewis and Jeannie M. Lewis
Grantee(s): Dale J. Matthews and Angela L. Matthews
Abbreviated Legal: ptn. NW1/4 of NE1/4, 17-35-6 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350617-0-140-0201, P106745

THE GRANTOR KEITH D. LEWIS and JEANNIE M. LEWIS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DALE J. MATTHEWS and ANGELA L. MATTHEWS, 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 and B, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 115816-SE

Dated May 6, 2005



Keith D. Lewis


Jeannie M. Lewis

2344
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
D.M.M.

MAY 12 2005

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 2314.00
By:  Skagit County Treasurer Deputy

I certify that I know or have satisfactory evidence that Keith D. Lewis and Jeannie M. Lewis 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: 5.11.05



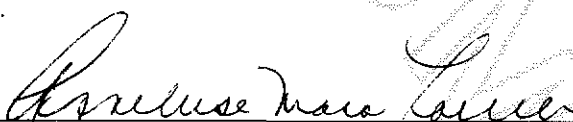

Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/08

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "A":

Portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point on the West line of said subdivision 873 feet North of the Southwest corner thereof; thence East 120 feet; thence North to the South line of the Puget Sound and Baker River Railway right-of-way; thence Westerly along South line of said right-of-way to the West line of said subdivision; thence South to the point of beginning;

EXCEPT the South 97 feet thereof;

Situate in the County of Skagit, State of Washington.

PARCEL "B":

All that portion of the abandoned Puget Sound and Baker River Railroad lying North of and adjacent to the following described tract:

Beginning at a point 873 feet North of the Southwest corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M.; thence East 120 feet; thence North to the Puget Sound and Baker River Railway; thence West to a point North of the point of beginning; thence South to the point of beginning;

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Beginning at the Northwest corner of the Northeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M.; thence South $02^{\circ}03'18''$ West along the West line of said Northeast $\frac{1}{4}$, a distance of 293.65 feet to the North right of way line of the Puget Sound and Baker River Railway conveyed by instrument recorded May 16, 1907, in Volume 62 of Deeds, page 369, records of Skagit County, Washington, as shown on survey file in Volume 20 of Surveys, at page 73 under Auditor's File No. 9802270078, records of Skagit County, Washington, and the point of beginning of this description; thence North $56^{\circ}26'13''$ East, a distance of 43.95 feet; thence North $76^{\circ}17'16''$ East, a distance of 29.35 feet; thence North $88^{\circ}25'28''$ East, a distance of 59.87 feet; thence South $03^{\circ}52'33''$ East a distance of 15.35 feet to the North line of said Puget Sound and Baker thence Westerly along the North line of said railway, a distance of 127.32 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

