

AFTER RECORDING MAIL TO:
Mr. David Wakefield
2018 Fowler Street
Mount Vernon, WA 98273



200505130182
Skagit County Auditor

5/13/2005 Page 1 of 2 1:52PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B84516

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
B84516E

Grantor(s): Robert E. Schleiff and Juanita A. Schleiff
Grantee(s): David Wakefield
Assessor's Tax Parcel Number(s): 4167-003-006-0009, P76827

THE GRANTOR Robert E. Schleiff and Juanita A. Schleiff, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Wakefield, a married person, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

That portion of Lot 6 and Lot 7, Block 3 "MOORE'S ADD. TO WOOLLEY", as per plat recorded in Volume 2 of Plats, page 62, records of Skagit County, Washington; and of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of said Lot 7, which is 15.00 feet East of the Southwest corner thereof; thence South 87°55'33" West along the South line of Lot 7, and Lot 6, a distance of 63.48 feet to a point which is 1.52 feet East of the Southwest corner of Lot 6; thence North 00°38'36" East, a distance of 132.06 feet to North line of said Southeast 1/4 of the Northwest 1/4; thence North 88°22'21" East along said North line, a distance of 89.68 feet; thence North 2°04'14" East, a distance of 4.19 feet; thence South 65°48'39" West, a distance of 41.20 feet; thence South 1°40'55" East, a distance of 50.05 feet; thence South 88°45'47" East, a distance of 6.06 feet; thence South 2°04'14" East, a distance of 61.10 feet to the point of beginning.

EXCEPT any portion of said Southeast 1/4 of the Northwest 1/4 of Section 24, Township 35 North, Range 4 East W.M., described within that judgment quieting title, Skagit County Superior Court Cause No. 02-2-00770-1.

TOGETHER WITH an easement for ingress and egress over Lot 7, beginning at a point on the South line of said Lot 7, which is 15.00 feet East of the Southwest corner thereof; thence North 87°55'33" East along the South line of said Lot 7, a distance of 10 feet; thence North 2°04'14" West, a distance of 68 feet; thence South 87°55'46" West, a distance of 16.01 feet to the East line of the above described tract; thence South 1°40'55" East, a distance of 6.55 feet; thence South 88°45'47" East, a distance of 6.06 feet; thence South 2°04'14" East, a distance of 61.10 feet to the point of beginning of this easement description.

SUBJECT TO: Exceptions as set forth in Exhibit "A" attached.

Dated: April 25, 2005

Robert E. Schleiff

Juanita A. Schleiff

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Robert E. Schleiff and Juanita A. Schleiff, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-6-05
NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007

Notary Public in and for the State of Washington
Residing at FERNDALE
My appointment expires: 06/19/07

Exhibit "A"

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED

Executed by: Robert Schleiff and Juanita Schleiff, husband and wife
Recorded: November 5, 1998
Auditor's No.: 9811050116
As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the Grantee. This boundary adjustment is not for the purpose of creating an additional building Lot."

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: October 5, 2001
Recorded: October 16, 2001
Auditor's No.: 200110160054
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion subject property

2370

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 13 2005

Amount Paid \$ 2370
By Skagit Co. Treasurer Deputy



200505130182
Skagit County Auditor