

AFTER RECORDING MAIL TO:

Billie Ann Clark

29627 S. Skagit Hwy.
Sedro-Woolley, WA 98284



200506210186

Skagit County Auditor

6/21/2005 Page

1 of

3 3:49PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 84894

Statutory Warranty Deed

Grantor(s): Greg W. Clements and Mary E. Clements

Grantee(s): Billie Ann Clark, Cynthia VonHerbulis and Cheryl Kassahn

Assessor's Tax Parcel Number(s): P38411, P38413, 350436-0-008-0005, 350436-0-009-0012

FIRST AMERICAN TITLE CO.

84894-1

THE GRANTOR Greg W. Clements and Mary E. Clements, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Billie Ann Clark an unmarried woman as to an undivided 1/3 interest; Cynthia VonHerbulis, a married woman as her sole and separate property, as to an undivided 1/3 interest and Cheryl Kassahn, a married woman as her sole and separate property as to an undivided 1/3 interest the following described real estate, situated in the County of Skagit, State of Washington.

PARCEL "A":

That portion of Government Lot 3, Section 36, Township 35 North, Range 4 East W.M., described as follows:

Beginning at the intersection of the West line of said Lot 3 and the North line of the Howey Road; thence East along the North line of said road a distance of 458.0 feet to the intersection with the Northwesterly line of that certain tract conveyed to the State of Washington by Deed dated August 28, 1957 and recorded January 24, 1958 under Auditor's File No. 561033; thence Northeasterly along said State of Washington tract a distance of 703.0 feet to the Westerly line of the State Highway right-of-way as conveyed by Deed recorded under Auditor's File No. 561033; thence North 11 degrees 01' West along the West line of the State Highway right of way a distance of 234.0 feet; thence West to a point on the West line of said Lot 3 that is 465.0 feet to the point of beginning; thence South along the West line of said Lot 3 a distance of 465.0 feet to the point of beginning;

EXCEPT that portion thereof described as follows:

Beginning at a point on the South line of said Lot 3, a distance of 750 feet East of the Southwest corner of said Lot 3; thence North parallel to the West line of said Lot 3, a distance of 415.0 feet; thence East parallel to the South line of said Lot 3 to the West line of the State Highway right-of-way; thence South 11 degrees 01' East to the South line of said Lot 3; thence West along the South line of said Lot 3 to the point of beginning;

EXCEPT that portion of said tract lying within the boundaries of that portion thereof conveyed to the State of Washington by Deed dated August 28, 1957 and recorded January 24, 1958 under Auditor's File No. 561033;

PARCEL "B":

That portion of Government Lot 3, Section 36, Township 35 North, Range 4 East W.M., described as follows:

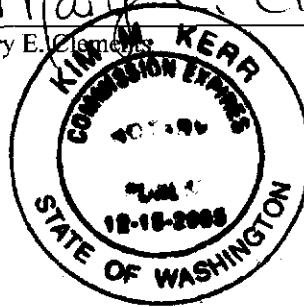
Beginning at a point on the South line of said Lot 3, 750 feet East of the Southwest corner of said Lot 3; thence North parallel to the West line of said Lot 3, a distance of 415.0 feet; thence East parallel to the South line of said Lot 3 to the West line of the State Highway right-of-way; thence South 11 degrees 01' East to the South line of said Lot 3; thence West along the South line of said Lot 3 to the point of beginning;

EXCEPT that portion of said tract lying within the boundaries of that portion thereof conveyed to the State of Washington by Deed dated August 28, 1957 and recorded January 24, 1958 under Auditor's File No. 561033.

Dated: June 6, 2005

Greg W. Clements
Greg W. Clements

Mary E. Clements
Mary E. Clements



STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Greg W. Clements and Mary E. Clements, 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: 6/8/05

Kim M. Kerr
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/18/05

3193
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 21 2005

Amount Paid \$ 4,450.00
Skagit Co. Treasurer
By Deputy



200506210186

Skagit County Auditor

Order No: 84894

Schedule "B-1"

EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 608381, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

B. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded:
Auditor's No.:

January 24, 1958
561033



200506210186
Skagit County Auditor