



200506240102
Skagit County Auditor

6/24/2005 Page 1 of 2 11:24AM

AFTER RECORDING MAIL TO:
Mr. and Mrs. James DeGroot
5514 87th Avenue N.E.
Everett, WA 98205

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 117004-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): L. Dale Visser and Leah D. Visser
Grantee(s): James DeGroot and Kimberly DeGroot
Abbreviated Legal: ptn W 1/2 of SW 1/4, 23-34-4 E W.M.
Assessor's Tax Parcel Number(s): 340423-0-031-0002, P27634

THE GRANTOR L. DALE VISSER and LEAH D. VISSER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES DEGROOT and KIMBERLY DEGROOT, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the North 400 feet of the South 1000 feet of the East 1/2 of the West 1/2 of the Southwest 1/4 of Section 23, Township 34 North, Range 4 East, W.M., lying North of the following described line:

Beginning at the Northeast corner of the above described property;
thence South 0°15'57" West along the East line of said subdivision, a distance of 197.61 feet, more or less, to a point which bears North 0°15'57" East, a distance of 2.40 feet from the Southeast corner of the North 200 feet of the South 1000 feet of said subdivision as conveyed from Floyd M. Alexander, Grantor to Thomas L. Livers, Grantee by the instrument recorded April 7, 1978 under Auditor's File No. 877039, and which point is the true point of beginning;
thence South 89°48'45" West along a line parallel to and 2.40 feet North of, when measured at right angles to the South line of said North 200 feet of the South 1000 feet of said subdivision to the West line of said subdivision and the terminus of this property line description.

EXCEPT that portion thereof lying within the boundaries of the County Road as conveyed to Skagit County by deeds recorded under Auditor's File Nos. 598910 and 669801.

Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 117004-PE.

Dated June 23, 2005

L. Dale Visser

Leah D. Visser

3246
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

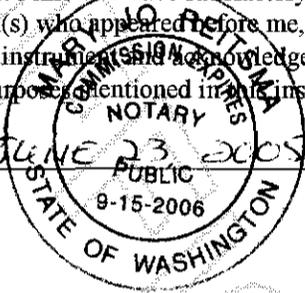
JUN 24 2005

Amount Paid \$ 2,750.10
Skagit Co. Treasurer
By

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that L. Dale Visser and Leah D. Visser
the person(s) who appeared before me, and said person(s) acknowledged that they
signed this instrument and acknowledged it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: JUNE 23, 2005




Carrie Huffer MARY JO REITSMAN
Notary Public in and for the State of Washington
Residing at Burlington WACONT JERSON
My appointment expires: 12/31/2007 9-15-2006



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