

AFTER RECORDING MAIL TO:
Darlene Holmstrom
12543 Markwood Rd
Burlington WA 98233



200508040016
Skagit County Auditor

8/4/2005 Page 1 of 3 10:24AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B85433

Statutory Warranty Deed

Grantor(s): Ed Hawkings and Christine Hawkings
Grantee(s): Darlene K. Holmstrom

FIRST AMERICAN TITLE CO.
B85433-1

Section 6, Township 34, Range 4: Ptn. NE SW
Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 340406-0-112-0005, P23738, 340406-0-120-0005, P23748

THE GRANTOR Ed Hawkings and Christine Hawkings, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Darlene K. Holmstrom (See Note #1) the following described real estate, situated in the County of Skagit, State of Washington *an unmarried person*

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to easements, restrictions or other exceptions hereto attached as Exhibit B

Dated July 27, 2005

Ed Hawkings
Ed Hawkings

Christine Hawkings
Christine Hawkings

4197

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 04 2005

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5879.00
By *[Signature]* Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Ed Hawkings and Christine Hawkings, 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: 8-1-05

Katie Hickok

Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1-7-07



EXHIBIT A

PARCEL "A":

That portion of the East ½ of the East ½ of the Northeast ¼ of the Southwest ¼ of Section 6, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the existing fence line 201.02 feet South and 7.15 feet West of the center of said Section 6; thence South 0 degrees 09'45" East along said fence line 100 feet; thence North 88 degrees 34'40" West 283.34 feet; thence North 0 degrees 09'45" West, 100 feet; thence South 88 degrees 34'40" East 283.42 feet to the point of beginning.

PARCEL "B":

The North 10 feet of the West 85 feet of that portion of the East ½ of the East ½ of the Northeast ¼ of the Southwest ¼ of Section 6, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the existing fence line 301.02 feet and 7.15 feet West of the center of said Section 6; thence North 88 degrees 34'40" West 283.34 feet to a point 40 feet East of the West line of said subdivision; thence South 0 degrees 09'45" East 100 feet to a point 399.45 feet South and South 88 degrees 34'40" East 40 feet from the Northwest corner of said subdivision; thence South 88 degrees 34'40" East 283.34 feet to the existing fence line; thence North 0 degrees 09'15" West 100 feet to the point of beginning.

PARCEL "C":

The South 15 feet of the West 65 feet of a tract of land in the East ½ of the Southwest ¼ of Section 6, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South right-of-way line of the County Road 20 feet South and 101.69 feet West of the center of said Section 6; thence South 0 degrees 09'45" East 180.5 feet; thence North 88 degrees 34'40" West 94.54 feet; thence North 0 degrees 09'45" West 179.98 feet to the South right-of-way line of said County Road; thence South 88 degrees 53" East along the said road right-of-way line 94.54 feet, more or less, to the point of beginning.



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3:10:24AM

Order No: B85433

EXHIBIT B

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of:	Alfred W. Albee
Recorded:	January 30, 1968
Auditor's No.:	709672
For:	Driveway
Affects:	Parcel B



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