



200508260003

Skagit County Auditor

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AFTER RECORDING MAIL TO:  
Jerry L. Hemme and Janet M. Hemme,

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 117501-S

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

*R. 713 JB*  
Grantor(s): Fred Biederman and Joanne Biederman  
Grantee(s): Jerry L. Hemme and Janet M. Hemme, Trustees of the Hemme Trust, Dated December 19, 1989  
Abbreviated Legal: Ptn NE 1/4 of NE 1/4, 36-35-1 E W.M.  
Assessor's Tax Parcel Number(s): P32631/350136-1-001-0201

*R. 713 JB*  
THE GRANTOR Fred Biederman and Joanne Biederman, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jerry L. Hemme and Janet M. Hemme, Trustees of the Hemme Trust, Dated December 19, 1989, as trustee the following described real estate, situated in the County of Skagit, State of Washington.  
See Attached Legal Description

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. 117501-PA.

Dated August 16, 2005

*Fred Biederman*  
Fred Biederman

*Joanne Biederman*  
Joanne Biederman #4020  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 26 2005

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 9350.00  
By *BR* Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that *R.* Fred Biederman and Joanne Biederman the person(s) 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.

Dated: 8/24/05

*Dr. Smith*



Notary Public in and for the State of Wa  
Residing at Decatur Island  
My appointment expires: 4/28/07

Supplemental No. 1 to Order No. 117501-PAE

Schedule "A-1"

DESCRIPTION:

PARCEL "A":

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 36, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point 825 feet South of the Northeast corner of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence South 495 feet;  
thence West 435 feet to the true point of beginning;  
thence West 225 feet to the Southeast corner of that certain tract of land labeled Parcel "B" as conveyed to the Four J's Company, a limited partnership, by deed dated August 9, 1979 and recorded August 13, 1979, under Auditor's File No. 7908130017, records of Skagit County, Washington;  
thence North 330 feet along the East line of said Parcel "B" to the Northeast corner thereof;  
thence West 330 feet along the North line of said Parcel "B" to the Northwest corner thereof;  
thence North 165 feet;  
thence East to the Northeast corner of that certain tract conveyed to James R. Haddon by deed dated February 17, 1981 and recorded February 23, 1981, under Auditor's File No. 8102230021, records of Skagit County, Washington;  
thence South along the East line of said Haddon Tract to the Southeast corner thereof;  
thence South to the true point of beginning,

EXCEPT that portion thereof, if any, lying within the West 330 feet of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ,

ALSO EXCEPT that portion, if any, lying Southerly of the South line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ,

AND ALSO EXCEPT:

The West one acre of the following described property:

Beginning at a point 975 feet South of the Northeast corner of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 36, Township 35 North, Range 1 East, W.M.;  
thence South 345 feet;  
thence West 435 feet to the Southeast corner of that certain tract previously conveyed to Fred R. Biederman and Joanne Biederman, husband and wife, by deed recorded under Auditor's File No. 8709300062, records of Skagit County, Washington;  
thence North along the East line of said Biederman tract for 352.54 feet to the South line of that certain tract previously conveyed to George Reeves and Rosann Wuebbels, husband and wife, by deed recorded under Auditor's File No. 8608290050, records of Skagit County, Washington;  
thence East along the South line of said tract for 435.6 feet to the point of beginning.

EXCEPT all that portion, if any, lying Southerly of the South line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 36.

Situate in the County of Skagit, State of Washington.



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Supplemental No. 1 to Order No. 117501-PAE

Schedule "A-1"

DESCRIPTION CONTINUED:

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over and across the South 25 feet of the following described portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 36, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point 825 feet South of the Northeast corner of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence South 495 feet;  
thence West 990 feet;  
thence North 495 feet;  
thence East 990 feet to the point of beginning,

EXCEPT that portion, if any, lying Southerly of the South line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ,

ALSO EXCEPT the West 330 feet thereof,

AND ALSO EXCEPT the East 25 feet thereof as conveyed to Skagit County for road purposes by deed dated March 29, 1972 and recorded March 24, 1972, under Auditor's File No. 768687, records of Skagit County, Washington,

AND ALSO EXCEPT all that portion thereof lying within the herein described Parcel "A".

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The West one acre of the following described property:

Beginning at a point 975 feet South of the Northeast corner of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 36, Township 35 North, Range 1 East, W.M.;  
thence South 345 feet;  
thence West 435 feet to the Southeast corner of that certain tract previously conveyed to Fred R. Biederman and Joanne Biederman, husband and wife, by deed recorded under Auditor's File No. 8709300062, records of Skagit County, Washington;  
thence North along the East line of said Biederman tract for 352.54 feet to the South line of that certain tract previously conveyed to George Reeves and Rosann Wuebbels, husband and wife by deed recorded under Auditor's File No. 8608290050, records of Skagit County, Washington;  
thence East along the South line of aid tract for 435.6 feet to the point of beginning,

EXCEPT all that portion, if any, lying Southerly of the South line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 36.

Situate in the County of Skagit, State of Washington.



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