



200509090164
Skagit County Auditor

9/9/2005 Page 1 of 4 4:03PM

AFTER RECORDING MAIL TO:
Gregory Alan Youtsey
9287 Avon Allen Road
Bow, WA 98232

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 117557-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Benjamin Jacob Kamrass, Lee S. Kamrass and Ben Kamrass, as Trustee UDT dated July 13, 1993
Grantee(s): Gregory Alan Youtsey and Christine A. Youtsey
Abbreviated Legal: a Ptn of NW ¼ of NW ¼, 24-35-3 E. W.M. & a Ptn of Tr. 9 Samish River Acreag.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3989-001-009-0107, P68628, 350324-2-004-0208, P34766

THE GRANTOR BENJAMIN JACOB KAMRASS and LEE S. KAMRASS, husband and wife; and BEN KAMRASS, as Trustee UDT dated July 13, 1993 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GREGORY ALAN YOUTSEY, an unmarried individual, CHRISTINE A. YOUTSEY, a married woman, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR 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. 117557-SE.

Dated August 27, 2005

Benjamin Jacob Kamrass

Lee S. Kamrass

Ben Kamrass, as Trustee UDT dated July 13, 1993

By: Ben Kamrass, Trustee

4983
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

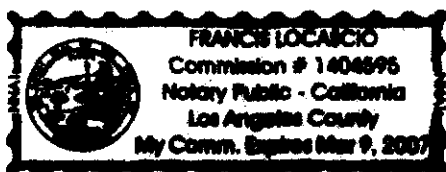
SEP 09 2005

Amount Paid \$ 5327.20
By Deputy

State of California }
County of Los Angeles } SS:

I certify that I know or have satisfactory evidence that Benjamin Jacob Kamrass and Lee S. Kamrass the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their OWN free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 31, 2005



Notary Public in and for the State of California
Residing at: Los Angeles
My appointment expires: MARCH 9, 2007

STATE OF California }
County of Los Angeles, SS:

I certify that I know or have satisfactory evidence that Ben Kamrass
signed this instrument, on oath stated He is
that _____
authorized to execute the instrument and acknowledged it as the Trustee
of Ben Kamrass Trust UDT dated July 13, 1993 to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: August 31, 2005

Notary Public in and for the State of California
Residing at Los Angeles
My appointment expires: March 4, 2007

Please See Attached INVEST For California 2002
AND NOTARIZATION STAMP Frank Jones Frank Jones

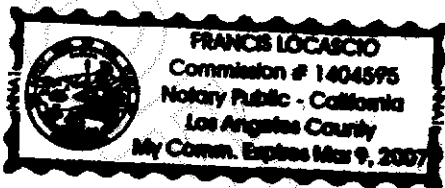


JURAT

State/Commonwealth of CALIFORNIA

County of Los Angeles

} ss.



Subscribed and sworn to (or affirmed) before me

this 31st day of August, 2005, by

(1) BEN KAMRASS

Name of Signer #1

(2) _____

Name of Signer #2

Francis Locascio, Notary Public
Signature of Notary Public

Place Notary Seal and/or Any Stamp Above

Other Required Information (Printed Name of Notary, Residence, etc.)

OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT
OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT
OF SIGNER #2
Top of thumb here



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9/9/2005 Page 3 of 4 4:03PM

DESCRIPTION:

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 35 North, Range 3 East, W.M., and a portion of Tract 9 of "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Section 24;
thence South $5^{\circ}36'$ East along the West line of the Northwest $\frac{1}{4}$ of said Section, a distance of 127.0 feet;
thence South $89^{\circ}55'$ East, parallel with the North line of the Northwest $\frac{1}{4}$ of said Section 24, a distance of 30.15 feet to the East line of the Avon-Allen Road;
thence South $5^{\circ}36'$ East along the East line of said road, a distance of 1045.24 feet to the true point of beginning;
thence South $89^{\circ}22'$ East on a line that is parallel with the North line of Tract 9 of the above mentioned Samish River Acreage Plat, a distance of 452.57 feet to a point which is 284.9 feet North (as measured at right angles) from the Southwesterly line of the Old Pacific Northwest Traction Company right-of-way;
thence South $44^{\circ}06'45''$ East, parallel with said Pacific Northwest Traction Company right-of-way a distance of 358.71 feet;
thence South $4^{\circ}29'$ East a distance of 132.32 feet to the Northwest corner of that certain tract of land conveyed to the Burlington-Edison School District No. 100 by instrument recorded under Auditor's File No. 598028, records of Skagit County, Washington, said point being on the South line of the above mentioned Tract 9 of L.W.L. Company's Samish River Acreage Plat;
thence West along said South line to the East line of the Avon-Allen Road;
thence North along said East line to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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