


AFTER RECORDING, RETURN TO:

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P.O. Box 632
Lynden, WA 98264


200509300316
Skagit County Auditor
9/30/2005 Page 1 of 3 4:15PM

LAND TITLE OF SKAGIT COUNTY

117784-PE

Grantor: People's Bank, a Washington banking corporation

Grantee: Brown and Sons, Inc.

Abbreviated Legals:

Parcel A: MANUFACTURED HOME 1999 NASHUA SPRING MANOR 46x28
SERIAL NUMBER NN1D38231 CAPE HORN ON THE SKAGIT SUBDIVISION 2
LOT 11 BLOCK 1.

Parcel B: MANUFACTURED HOME 1989 SKYLINE OAKMANO 66x28 SERIAL
NUMBER 32910351y LOT 1 OF SKAGIT COUNTY SHORT PLAT NUMBER
PL01-0296 RECORDED UNDER AUDITOR'S FILE NUMBER 200108140104
BEING A PORTION OF THE NORTHEAST QUARTER.

Additional legal on page: 3

Assessor's Tax Parcel Numbers: 3869-009-001-0002 and 350715-1-004-0108

P63289

LIMITED WARRANTY DEED

THE GRANTOR, PEOPLE'S BANK, a Washington banking corporation,

for and in consideration of One Hundred Eighty Thousand and No/100 Dollars
(\$180,000.00) and other good and valuable consideration,

in hand paid, conveys and provides the following limited warranty to BROWN AND
SONS, INC.

the following-described real estate, situated in the County of Skagit, State of Washington:

See Legal Description attached as **Schedule "A-1"** to title order 117784-PE and
incorporated herein by reference.

Parcel Nos. P63289 and P42706, Tax Parcel Nos. 3869-009-001-0002 and 350715-1-004-0108

The conveyance shall be deemed and held a conveyance in fee simple to the grantee, his
heirs and assigns, with covenants on the part of the grantor: (1) That at the time of the

making and delivery of such deed he held title in and to the premises therein described, and had good right and full power to convey the same; and (2) that the same were then free from all encumbrances except as disclosed in Land Title Company title Report, Order No. 117784-PE

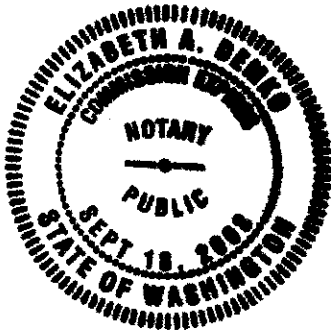
DATED this 23 day of August 2005.

By: RUSSELL LEE
Title: CEO, Peoples Bank

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 23 day of August 2005, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared RUSSELL LEE, known to be the Grantor described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Elizabeth A. Demko
NOTARY PUBLIC in and for the State of
Washington, residing at Spencer
My Commission Expires: 08-18-08

5507
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 30 2005

Amount Paid \$ 3209.-
Skagit Co. Treasurer
By LP Deputy



200509300316
Skagit County Auditor

DESCRIPTION:

PARCEL "A":

Lot 11, Block I, "CAPE HORN ON THE SKAGIT DIVISION NO. 2," as per plat recorded in Volume 9 of Plats, pages 14 through 19, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Lot 1 of Skagit County Short Plat No. PL01-0296, approved August 13, 2001 and recorded August 14, 2001, under Auditor's File No. 200108140104, being a portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 15, Township 35 North, Range 7 East, W.M.

TOGETHER WITH an easement for ingress, egress and utilities as shown on the face of Skagit County Short Plat No. 93-071, approved October 21, 1994, and recorded November 3, 1994, in Volume 11 of Short Plats, page 135, under Auditor's File No. 9411030038, being a portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 15, Township 35 North, Range 7 East, W.M.

AND TOGETHER WITH an easement for road utilities, and right of way 60.00 feet wide by 185.00 feet long, more or less, in Government Lot 1, Section 15, Township 35 North, Range 7 East, W.M., being the West 60.00 feet of said Lot 1 lying between the Northerly right of way line of the Cape Horn County Road as conveyed to Skagit County by deed recorded May 12, 1967, under Auditor's File No. 698925, records of Skagit County, Washington, and the North line of said Government Lot 1.

AND ALSO, a tract of land 60.00 feet wide by 60.00 feet long in the Southwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 15, Township 35 North, Range 7 East, W.M., more particularly described as follows:

Beginning at the Southwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 15;
thence North $88^{\circ}45'$ East 60.00 feet;
thence North $01^{\circ}35'$ West 60.00 feet;
thence South $88^{\circ}45'$ West 60.00 feet;
thence South $01^{\circ}35'$ East 60.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

