

AFTER RECORDING MAIL TO:
Mr. and Mrs. Ronald R. Himes
1109 W. Perkins Street
Ukiah, CA 95482-4624



200512070060
Skagit County Auditor

12/7/2005 Page 1 of 2 11:29AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 118096-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed


Grantor(s): Kevin E. Dean
Grantee(s): Ronald R. Himes and Karen J. Himes
Abbreviated Legal: Ptn SW ¼, 34-34-4 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340434-4-006-0002, P29744, 340434-4-005-0400, P107764

THE GRANTOR KEVIN E. DEAN, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RONALD R. HIMES and KAREN J. HIMES, husband and wife 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. 118096-SE.

Dated November 29, 2005


Kevin E. Dean

67921
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

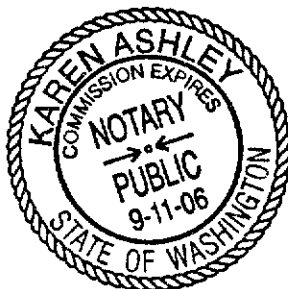
DEC 07 2005

Amount Paid \$ 8000.00
By Skagit Co. Treasurer


STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Kevin E. Dean**
the person(s) who appeared before me, and said person(s) acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: November 30, 2005



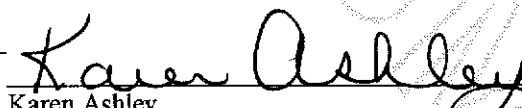

Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

EXHIBIT A

The North 135 feet of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 34, Township 34 North, Range 4 East, W.M.

TOGETHER WITH that portion of the North 660 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 34, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of the North 135 feet of said subdivision;
thence South $89^{\circ}32'18''$ East along the South line of said North 135 feet a distance of 417.40 feet to the West line of that certain 40 foot wide road as reserved in Quit Claim Deed recorded July 23, 1974, under Auditor's File No. 803998, records of Skagit County, Washington;
thence Southerly and Southeasterly along said West line a distance of 88.79 feet on a curve to the left having a radius of 165.17 feet, a central angle of $30^{\circ}48'09''$ and a chord bearing of such $15^{\circ}17'54''$ East;
thence continuing Southeasterly along said West line a distance of 90.26 feet on a curve to the left having a radius of 305.70 feet, a central angle of $16^{\circ}55'02''$, and a chord bearing of South $39^{\circ}09'29''$ East;
thence North $89^{\circ}32'18''$ West a distance of 195.00 feet;
thence North $62^{\circ}16'58''$ West a distance of 349.38 feet to the point of beginning,

EXCEPT from the above portion of the North 135 feet of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 34, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said North 135 feet;
thence North $89^{\circ}32'18''$ West along the North line thereof, a distance of 265.30 feet to the Easterly line of 20 foot wide strip of land for an existing road, as reserved in document recorded under Auditor's File No. 650646, records of Skagit County, Washington;
thence Southeasterly and Southerly along said Easterly line a distance of 124.33 feet on a curve to the right having a radius of 124.09 feet, a central angle of $57^{\circ}24'21''$, and a chord bearing of South $19^{\circ}02'23''$ East;
thence continuing Southerly along said Easterly line a distance of 22.74 feet on a reverse curve to the left having a radius of 135.17 feet, a central angle of $09^{\circ}38'22''$ and a chord bearing of South $04^{\circ}50'40''$ West to the South line of said North 135 feet;
thence South $89^{\circ}32'18''$ East along said South line a distance of 224.69 feet to the Southeast corner of said North 135 feet;
thence North $01^{\circ}32'45''$ East along the East line thereof a distance of 135.02 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



200512070060

Skagit County Auditor

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