



200512230003
Skagit County Auditor

12/23/2005 Page 1 of 2 8:58AM

AFTER RECORDING MAIL TO:
Mr. and Mrs. Richard L. O'Neil
610 Haines Street
Sedro Woolley, WA 98284

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 119412-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Steven A. Luhrs and Jeanne R. Luhrs
Grantee(s): Richard L. O'Neil and Myra D. O'Neil
Abbreviated Legal: ptn GL 1, 15-35-7 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350715-0-002-0003, P42680

THE GRANTOR STEVEN A. LUHRS and JEANNE R. LUHRS, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **RICHARD L. O'NEIL and MYRA D. O'NEIL, 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. 119412-SE.

Dated December 20, 2005

Steven A. Luhrs

Jeanne R. Luhrs

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
1084
DEC 23 2005

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 2123.20
By Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that **Steven A. Luhrs and Jeanne R. Luhrs** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-20-05



Kaydeen Franey
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 11/02/2006

EXHIBIT A

PARCEL "A":

That portion of Government Lot 1, Section 15, Township 35 North, Range 7 East, W.M., described as follows:

Beginning at a point that is 495 feet West and 544.5 feet South of the Northeast corner of said Government Lot 1, said point being on a corner of Tract "B", Short Plat No. 32-80, approved July 15, 1980, and recorded July 23, 1980 in Volume 4 of Short Plats, page 149, under Auditor's File No. 8007230004;

thence West, along the South line of said Tract "B", a distance of 214.5 feet, more or less, to the Southwest corner of said Tract "B";

thence South a distance of 214.5 feet;

thence East a distance of 214.5 feet, more or less, to a Westerly line of said Tract "B";

thence North a distance of 214.5 feet, more or less, to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the West 12 feet, and, the South 30 feet of the North 300 feet of the East 20 feet of the West 32 feet of Tract "B" of said Short Plat 32-80.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The West 214.50 feet of the East 709.50 feet of Government Lot 1, Section 15, Township 35 North, Range 7 East, W.M.

EXCEPT that portion lying within Short Plat No. 32-80, approved July 15, 1980, and recorded July 23, 1980, in Volume 4 of Short Plats, page 149, under Auditor's File No. 8007230004.

AND, EXCEPTING FROM THE REMAINDER, the North 214.50 feet thereof.

Situate in the County of Skagit, State of Washington.

