

WHEN RECORDED RETURN TO:
Name: Leland Lee Beeson
Address: 28023 West Gilligan Creek
Sedro Wooley, WA 98294



200512270138
Skagit County Auditor

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CHICAGO TITLE IC37303

Escrow Number: 19735LD

Filed for Record at Request of: *Stewart Title of Snohomish County, Inc.*

STATUTORY WARRANTY DEED

The Grantor(s), Jerald A. Bickford, as his separate estate for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Leland Lee Beeson, an unmarried man as his sole and separate property the following described real estate, situated in the County of ~~Skagit~~ State of Washington:

PTN NW NW 35-35-5

Legal Description: See Exhibit A attached hereto and made a part hereof.

7118
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 27 2005

Amount Paid \$ 2,132.10
By Skagit Co. Treasurer Deputy

SUBJECT TO: EASEMENTS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AND AGREEMENTS OF RECORD

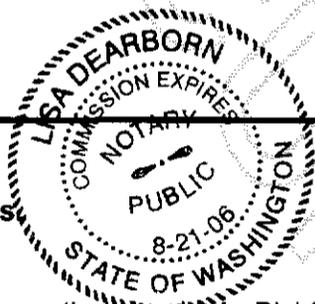
Assessor's Property Tax Parcel/Account Number: 35053500110000

Dated: DECEMBER 23, 2005

Jerald A. Bickford

STATE OF Washington)

COUNTY OF Snohomish) ss



I certify that I know or have satisfactory evidence that Jerald A. Bickford is the person who appeared before me, and said person acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: DECEMBER 23, 2005

Name: LISA DEARBORN
Notary Public in and for the State of Washington
My appointment expires: August 21, 2006

EXHIBIT "A"

PARCEL A:

That portion of the Northwest Quarter of the Northwest Quarter of Section 35, Township 35 North, Range 5 East of the Willamette Meridian, lying North of the South Skagit Highway No. 360 (formerly the Puget Sound & Cascade Railway Company right-of-way) as said road existed on October 5, 1961 and the West of Gilligan Creek and Easterly of the Gilligan County Road, also known as the Joe Johnson County Road No. 284, as said road existed on October 5, 1961;

EXCEPT that portion thereof lying within the boundaries of that certain tract conveyed to the State of Washington, Department of Game, by Deed dated December 30, 1953, and recorded January 27, 1954, under Auditor's File No. 497575, and described therein as follows:

Beginning at the Northwest corner of said Section 35;
thence North 88°42'27" East, a distance of 456.45 feet to the approximate centerline of Gilligan Creek;
thence South 8°29'19" East, a distance of 211.32 feet, following generally the thread of said creek;
thence South 68°30'12" West, a distance of 70.44 feet;
thence North 64°33'36" West, a distance 338.27 feet;
thence South 30°42' West, a distance of 65.00 feet;
thence North 59°18' West, a distance of 95.00 feet;
thence North 1°13'06" West, a distance of 86.59 feet to the point of beginning;

ALSO EXCEPT that portion conveyed to Skagit County for road purposes by Deed dated August 25, 1970 and recorded August 26, 1970 under Auditor's File No. 742816;

ALSO EXCEPT that portion thereof described as follows:

Beginning at the Northwest corner of said subdivision;
thence South 0°09'47" West, along the West line of said Section, a distance of 86.59 feet;
thence South 57°55'08" East, a distance of 95.00 feet to the true point of beginning of this description;
thence South 57°55'08" East, a distance of 47.80 feet;
thence North 77°18'51" East, a distance of 108.68 feet;
thence North 63°11'28" West, a distance of 125.50 feet;
thence South 32°04'08" West, a distance of 65.00 feet to the true point of beginning;

AND ALSO EXCEPT that portion thereof described as follows:

Beginning at the Northwest corner of said subdivision;
thence South 0°09'47" West along the West line of said Section, a distance of 86.59 feet;
thence South 57°55'08" East, a distance of 95.00 feet;
thence North 32°04'08" East, a distance of 65.00 feet;
thence South 63°11'28" East, a distance of 125.50 feet to the point of beginning of this description;
thence South 63°11'28" East, a distance of 212.77 feet;
thence North 20°07'40" West, a distance of 15.00 feet;
thence North 47°09'51" West, a distance of 146.12 feet;
thence South 77°18'51" West, a distance of 79.53 feet to the point of beginning;

PARCEL B:

That portion of the Northwest Quarter of the Northwest Quarter of Section 35, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of said Section 35;
thence South 0°09'47" West, along the West line of said Section, a distance of 86.59 feet;
thence South 57°55'08" East, a distance of 95.00 feet;
thence North 32°04'08" East, a distance of 65.00 feet;
thence South 63°11'28" East, a distance of 125.50 feet to the point of beginning of this description;
thence South 63°11'28" East, a distance of 212.77 feet;
thence North 20°07'40" West, a distance of 15.00 feet;
thence North 47°09'51" West, a distance of 146.12 feet;
thence South 77°18'51" West, a distance of 79.53 feet to the point of beginning;

(Also known as Tract A of survey recorded under Auditor's File No. 894249, in Volume 2 of Surveys, page 137, records of Skagit County, Washington.)

ALL situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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