



200601030004
Skagit County Auditor

1/3/2006 Page 1 of 3 9:08AM

AFTER RECORDING MAIL TO:
W. W. Corp. Seventh Day Adventists
3450 South 344th Way, Suite 200
Federal Way, WA 98001

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 118435-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Ron T. Van Luven and Kathy F. Van Luven
Grantee(s): Western Washington Corporation Seventh Day Adventist
Abbreviated Legal: Lots 2, 3, and 4, SP 90-76 in NW 1/4 of NW 1/4, 33-35-4 E W.M. & of Tr. 16, Burl. Acreage
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3867-000-016-0600, P99154, 3867-000-016-0900, P112769, 350433-2-002-0100, P99149, 3867-000-016-1000, P112770, 350433-2-002-0500, P112768, 350433-2-002-0400, P112767, 3867-000-016-1100, P112771

THE GRANTOR RON T. VAN LUVEN and KATHY F. VAN LUVEN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WESTERN WASHINGTON CORPORATION SEVENTH DAY ADVENTIST 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. 118435-SE.

Dated December 8, 2005

R. T. Van Luven #4 Ron T. Van Luven
Kathy F. Van Luven Kathy F. Van Luven

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 03 2006 19,400.10

STATE OF Washington
COUNTY OF Skagit } SS:
Amount Paid \$ }
By [Signature] Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Ron T. Van Luven and Kathy F. Van Luven 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: December 30, 2005

[Signature]
Carrie Huffer

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY — — PUBLIC
MY COMMISSION EXPIRES 12-31-07

EXHIBIT A

PARCEL "A":

Lot 2, Skagit County Short Plat No. 90-76, approved March 11, 1991, and recorded March 13, 1991, in Volume 9 of Short Plats, pages 327 and 328, under Auditor's File No. 9103130025, records of Skagit County, Washington; being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 33, Township 35 North, Range 4 East, W.M., and of Tract 16 of "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington,

EXCEPT the West 200 feet as measured at right angles to and parallel thereto.

TOGETHER WITH that portion of Lot 3, Short Plat No. 90-76, approved March 11, 1991, recorded March 13, 1991, in Volume 9 of Short Plats, pages 327 and 328, under Auditor's File No. 9103130025 and being a portion of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 33, Township 35 North, Range 4 East, W.M., lying Northwest of the following described line:

Beginning at the Southwest corner of Lot 3 of said Short Plat No. 90-76;
thence North $26^{\circ}45'30''$ West, along the Westerly line of said Lot 3, a distance of 220.00 feet to the true point of beginning of this line description;
thence North $63^{\circ}14'30''$ East a distance of 40.00 feet;
thence North $26^{\circ}45'30''$ West a distance of 110.00 feet;
thence North $63^{\circ}14'30''$ East to an intersection with the Westerly line of Gardner Road at a point 33.51 feet North of the Northeast corner of Lot 4 of said Short Plat No. 90-76 and the terminus of this line description.

TOGETHER WITH a non-exclusive easement for utilities over, under and across the South 10 feet of the West 200 feet of Lot 2 of said Short Plat No. 90-76.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the following described portion of said Lot 2 commencing at the Southwest corner of said Lot 2, said point is on the East right of way line of Peacock Lane;
thence North $0^{\circ}04'15''$ West along the West line of said Lot 2 a distance of 183.23 feet to the true point of beginning;
thence North $89^{\circ}55'45''$ East, parallel to the South line of said Lot 2, a distance of 200.00 feet to the East line of the West 200.00 feet of said Lot 2;
thence North $0^{\circ}04'15''$ West along said East line, 20.00 feet;
thence South $89^{\circ}55'45''$ West 150.00 feet;
thence North $76^{\circ}34'29''$ West 51.42 feet to the West line of said Lot 2;
thence South $0^{\circ}04'15''$ East along said line, 32.00 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Lot 4, Skagit County Short Plat No. 90-76, approved March 11, 1991, and recorded March 13, 1991, in Volume 9 of Short Plats, pages 327 and 328, under Auditor's File No. 9103130025, records of Skagit County, Washington; being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 33, Township 35 North, Range 4 East, W.M., and of Tract 16 of "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington,

TOGETHER WITH a non-exclusive easement for ingress, egress, and utilities over, under and across that portion which lies within that certain "Common Access Easement for Lots 3 and 4" as shown on the face of said Short Plat.



PARCEL "C":

That portion of Lot 3, Short Plat No. 90-76, approved March 11, 1991, recorded March 13, 1991, in Volume 9 of Short Plats, pages 327 and 328, under Auditor's File No. 9103130025 and being a portion of the West ½ of the Northwest ¼ of Section 33, Township 35 North, Range 4 East, W.M., lying Southeasterly of the following described line:

Beginning at the Southwest corner of Lot 3 of said Short Plat No. 90-76;
thence North 26°45'30" West, along the Westerly line of said Lot 3, a distance of 220.00 feet to the true point of beginning of this line description;
thence North 63°14'30" East a distance of 40.00 feet;
thence North 26°45'30" West a distance of 110.00 feet;
thence North 63°14'30" East to an intersection with the Westerly line of Gardner Road at a point 33.51 feet North of the Northeast corner of Lot 4 of said Short Plat No. 90-76 and the terminus of this line description.

TOGETHER WITH a non-exclusive easement for ingress, egress, and utilities over, under and across that portion which lies within that certain "Common Access Easement for Lots 3 and 4" as shown on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.

