

AFTER RECORDING MAIL TO:
Sandra A. McClenaghan
15719 Las Manzanitas Road
Ramona, CA 92065



200602030107
Skagit County Auditor

2/3/2006 Page 1 of 2 11:51AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 119588-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Dale C. Palm and Priscilla J. Palm
Grantee(s): Sandra A. McClenaghan, as Trustee of The Sandra A. McClenaghan Trust U/T/D
January 12, 2006 and Michael Jason McClenaghan
Abbreviated Legal: Ptn NE 1/4 NE 1/4, 3-35-4 E W.M. aka Tr. 1, SP 37-72
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350423-0-066-0009, P37220

THE GRANTOR DALE C. PALM and PRISCILLA J. PALM, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sandra A. McClenaghan, as Trustee of The Sandra A. McClenaghan Trust U/T/D January 12, 2006, as trustee, Michael Jason McClenaghan, a single person, each as to an undivided 1/2 interest 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. 119588-SE.

Dated January 20, 2006

Dale C. Palm 550 Priscilla J. Palm
Dale C. Palm SKAGIT COUNTY WASHINGTON Priscilla J. Palm
REAL ESTATE EXCISE TAX

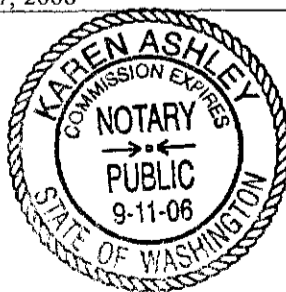
FEB 03 2006

Amount Paid \$ 4277.00
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dale C. Palm and Priscilla J. Palm 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: January 27, 2006



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

EXHIBIT A

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 35 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Northeast corner of said Section 23;
thence North $88^{\circ}20'47''$ West along the North line of said Section 23, 850.00 feet to a point which is South $88^{\circ}20'47''$ East, 463.00 feet from the Northwest corner of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 23;
thence South $1^{\circ}39'13''$ West at right angles to said North line, 447.38 feet;
thence North $51^{\circ}54'00''$ West parallel to the F & S Grade Road, 186.13 feet;
thence North $38^{\circ}06'00''$ East, 10.00 feet;
thence North $19^{\circ}44'02''$ East, 52.69 feet to the most Easterly corner of that certain tract of land deeded to David L. Gustafson and Frances Christine Gustafson by instrument recorded under Skagit County Auditor's File No. 728094;
thence North $51^{\circ}54'00''$ West along the Northeasterly line of said Gustafson tract and parallel with said F & S Grade Road, 95.70 feet to the true point of beginning;
thence continue North $51^{\circ}54'00''$ West along said Northeasterly line of said parallel line, 127.10 feet to an intersection with a line that is parallel to the West line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and 152 feet Easterly of said West line as measured along the Southerly margin of the Puget Sound and Baker River Railroad right-of-way;
thence North $0^{\circ}02'45''$ West along said parallel line, 76.36 feet to said Southerly margin of the Puget Sound and Baker River Railroad;
thence South $88^{\circ}20'47''$ East along said Southerly margin, 100.00 feet to a point which is North $0^{\circ}02'45''$ West from the true point of beginning;
thence South $0^{\circ}02'45''$ East, 151.89 feet to the true point of beginning.
(Also known as Tract 1 of Short Plat No. 37-72.)

Situate in the County of Skagit, State of Washington.

