

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Tim Reid  
8130 311th NW  
Stanwood, WA 98292



200603090025  
Skagit County Auditor

3/9/2006 Page 1 of 2 9:23AM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 120145-SE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): James H. Sheldrup and Joanne Sheldrup

Grantee(s): Tim Reid and Julie Reid

Abbreviated Legal: Ptn of SE 1/4 of NE 1/4, 30-34-4 E W.M.

Ptn of SW 1/4 of NW 1/4, 29-34-4 E W.M.

Ptn of Lot 1, Blk 1, & Trs. A, B & C, Noble's Add.

Additional legal(s) on page: 2

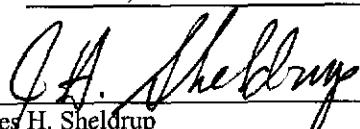
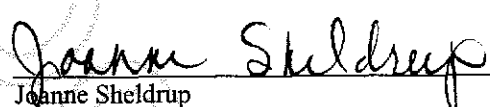
Assessor's Tax Parcel Number(s): 340429-0-177-0000, P28349 & 3748-001-003-0006, P53933

THE GRANTOR JAMES H. SHELDROP and JOANNE SHELDROP, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TIM REID and JULIE REID, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

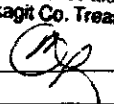
SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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. 120145-SE.

Dated March 3, 2006

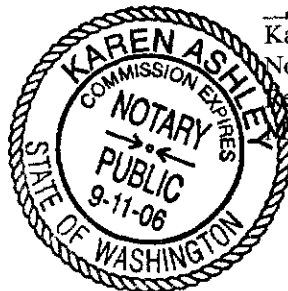
  
James H. Sheldrup  
  
Joanne Sheldrup  
#1067  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


MAR 09 2006

STATE OF Washington  
COUNTY OF Skagit  
Amount Paid \$ 435.30  
By  Skagit Co. Treasurer  
SS:

I certify that I know or have satisfactory evidence that James H. Sheldrup and Joanne Sheldrup 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: March 6th 2006



  
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 Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 30, and of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 29, all in Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the South  $\frac{1}{2}$  of said Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 29;

thence South  $89^{\circ}40'00''$  East along the North line of said South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , a distance of 134.49 feet to a point on the West line of that city street known as Railroad Avenue, as conveyed to the City of Mount Vernon by that Deed dated July 30, 1955, and recorded August 18, 1955, under Auditor's File No. 522706;

thence South  $3^{\circ}06'00''$  West along the West line of said Railroad Avenue, a distance of 13.23 feet to the true point of beginning of this property description;

thence South  $3^{\circ}06'00''$  West along the West line of said Railroad Avenue a distance of 216.56 feet;

thence North  $89^{\circ}46'00''$  West along the North line of Lot 1 of Block 1, "NOBLE'S ADDITION TO MOUNT VERNON," and the Easterly extension thereof, as per plat recorded in Volume 6 of Plats, page 9, records of Skagit County, a distance of 140.18 feet to the Southeast corner of Tract "C" of said "NOBLE'S ADDITION TO MOUNT VERNON,"

thence North  $3^{\circ}06'00''$  East along the East line of Tracts "C", "B" and "A" of said "NOBLE'S ADDITION TO MOUNT VERNON," a distance of 216.56 feet to a point which bears South  $3^{\circ}06'00''$  West a distance of 13.23 feet from the Northeast corner of said Tract "A" of said Noble's Addition;

thence South  $89^{\circ}46'00''$  East along a line which is parallel to and 13.21 feet South of as measured at right angles to said North line of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 29, a distance of 140.18 feet to the West line of Railroad Avenue and the true point of beginning of this property description.

TOGETHER WITH Tracts "B" and "C" and Tract "A", EXCEPT the North 13.21 feet thereof of said "NOBLE'S ADDITION TO MOUNT VERNON".

AND TOGETHER WITH the North 38.06 feet of Lot 1, of Block 1, of said "NOBLE'S ADDITION TO MOUNT VERNON".

AND TOGETHER WITH the North 38.06 feet of that portion of vacated Railroad Avenue adjoining Lot 1 of said Block 1 of "NOBLE'S ADDITION TO MOUNT VERNON," in accordance with City of Mount Vernon Ordinance No. 1163, dated August 10, 1955.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

