

AFTER RECORDING MAIL TO:
Bruce H. McCallum
9455 Chuckanut Drive
Bow, WA 98232



200604110072
Skagit County Auditor

4/11/2006 Page 1 of 2 11:40AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 120204-s

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Garret E. Cole and Geraldine R. Cole
Grantee(s): Bruce H. McCallum
Abbreviated Legal: Ptn Tr. 13, L.W.L. Co's Samish River Acreage, Plat #1.
Assessor's Tax Parcel Number(s): P68642/3989-001-013-0309

THE GRANTOR Garret E. Cole and Geraldine R. Cole, (who acquired title as Geri R. Cole), husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bruce H. McCallum, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

That portion of Tract 13, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said tract, 300 feet North of its Southeast corner;
thence Southwesterly in a straight line, which if extended would intersect the South line of said tract, 300 feet West of its Southeast corner, to the Easterly line of the state highway;
thence Northwesterly along said highway line to a point 137 feet Northwesterly (measured at right angles) from the last described line;
thence Northeasterly parallel with said line to the East line of said Tract 13;
thence South to the point of beginning,

EXCEPT the Southeasterly 30 feet;

ALSO, that portion of Tract 13, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract 13, which point bears North 03°22'50" West, a distance of 33.11 feet from the Southeast corner of the Northwest ¼ of Section 24, Township 35 North, Range 3 East, W.M.;
thence North 03°22'50" West along the East line of said Tract 13 a distance of 340.83 feet to the Northeast corner of that certain parcel of land conveyed to William F. Learned by deed recorded under Auditor's File No. 375160, records of Skagit County, Washington;
thence South 43°54'39" West along the Northwesterly line of said Learned Tract a distance of 191.45 feet to the true point of beginning;
thence continue South 43°54'39" West a distance of 156.37 feet to the Northeasterly boundary of Chuckanut Drive;
thence South 44°06'45" East along said Chuckanut Drive a distance of 1.38 feet;
thence North 45°57'18" East a distance of 156.03 feet;
thence North 41°51'03" West a distance of 6.96 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

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. 120204-pa.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated April 10, 2006

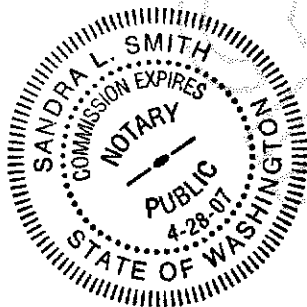
Garret E. Cole
Garret E. Cole

Geraldine R. Cole
Geraldine R. Cole

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Garret E. Cole and Geraldine R. Cole**
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 4/10/06



Smith
Notary Public in and for the State of WA
Residing at Decatur, GA
My appointment expires: 4/28/07

#1685
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 11 2006

Amount Paid \$ 4015.20
By [Signature] Skagit Co. Treasurer
Deputy



200604110072
Skagit County Auditor