

AFTER RECORDING MAIL TO:
Mr. and Mrs. Ryan Bonner
603 N. 1st Street
Mount Vernon, WA 98273



200605260138
Skagit County Auditor

5/26/2006 Page 1 of 2 11:51AM

Filed for Record at Request of
Direct Escrow, LLC.
Escrow Number: 06-2124-MH

LAND TITLE OF SKAGIT COUNTY

120577-5

Statutory Warranty Deed

Grantor(s): Charles N. L. Cass and Tamara L. Cass
Grantee(s): Ryan Bonner and Laura Jill Bonner

Ptn GL 9, 19-34-4 E W.M., records of Skagit County, Washington.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340419-0-203-0000 / P26550

THE GRANTOR Charles N. L. Cass and Tamara L. Cass, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION

in hand paid, conveys and warrants to Ryan Bonner and Laura Jill Bonner, 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 those as stated on the attached EXHIBIT "B" and by this reference made a part hereof.

Dated May 19, 2006

Charles N L Cass
Charles N. L. Cass

Tamara L Cass
Tamara L. Cass

2556
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 26 2006

STATE OF Washington
COUNTY OF Snohomish }

SS:

Amount Paid \$ 2,657.00
Skagit Co. Treasurer:
By DL Deputy

I certify that I know or have satisfactory evidence that Charles N. L. Cass and Tamara L. Cass

is/are 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: 5/24/06



Michele Hollinger
Notary Public in and for the State of Washington
Residing at Everett
My appointment expires: 4/23/2010

EXHIBIT A

PARCEL "A":

That portion of Government Lot 9 in Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said Government Lot 9 that is 772.50 feet South of the Northeast corner thereof;

Thence South 86° 59' West along the dividing line between the North 46 rods and the South 34 rods of said Lot 9, a distance of 471.97 feet to a point on the West line of First Street as established in the City of Mount Vernon and the true point of beginning description;

Thence South along the West line of First Street 37 feet to a point which is .89 feet North of the Southeast corner of a tract conveyed to Robert Greenwald, Jr., by a deed dated November 7, 1958 and recorded April 28, 1964, as Auditor's File No. 649763;

Thence West 183.74 feet to the West line of said Greenwald tract;

Thence North 27.32 feet;

Thence South 86° 59' East 184 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 9 in Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said Government Lot 9, which point bears South, a distance of 772.50 feet from the Northeast corner of said Government Lot 9;

Thence South 86° 59' West along the dividing line between the North 46 rods and the South 34 rods of said Lot 9, a distance of 471.97 feet to a point on the West line of First Street, as established in the City of Mount Vernon, which point is the true point of beginning of this description:

Thence North along said West line of First Street, a distance of 3.00 feet;

Thence West, at right angles to First Street, a distance of 183.74 feet;

Thence South, a distance of 12.68 feet;

Thence North 86° 59' East along said dividing line between the North 46 rods and the South 34 rods of said Lot 9, a distance of 184.00 feet, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	City of Mount Vernon
Purpose:	For sewer purposes
Area Affected:	Parcel "B"
Dated:	Not disclosed
Recorded:	May 7, 1931
Auditor's No.:	243186

cc TIC

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Pacific Natural Gas Co., a Washington Corporation
Purpose:	A pipeline or pipelines for the transportation of gas
Area Affected:	Parcel "B"
Dated:	Not Disclosed
Recorded:	May 24, 1957
Auditor's No.:	551698



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