

When Recorded Return to:
WILHELMUS HOUPPERMANS
YVONNE MARRETJE HOUPPERMANS
3412 K Avenue
Anacortes WA 98221



200607260118
Skagit County Auditor

7/26/2006 Page 1 of 3 3:31PM

Chicago Title Company - Island Division
Order No: AE11546 JAC Title Order No: IC39601 ✓

STATUTORY WARRANTY DEED

THE GRANTOR CARLOS A. GARZA, single, as his separate estate and JAMES L. HALE, single, as his separate estate

for and in consideration of **Four Hundred Thirty-Five Thousand and 00/100...(\$435,000.00) DOLLARS**

in hand paid, conveys and warrants to

WILHELMUS HOUPPERMANS and YVONNE MARRETJE HOUPPERMANS, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SW NE 25-35-1

COMPLETE LEGAL DESCRIPTION AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

3782

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Tax Parcel Number(s): 350125-0-051-0100 P99651

Subject to: Restrictions, reservations and easements of record.

JUL 26 2006

Amount Paid \$ 7748.00
Skagit Co. Treasurer
By Deputy

Dated: July 21, 2006

CARLOS A. GARZA
Date 7/25/06

JAMES L. HALE
Date 7/25/06

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that CARLOS A. GARZA and JAMES L. HALE (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-25-06

Notary Public in and for the State of Washington
Residing at
My appointment expires: 5-14-09



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: AE11546 JAC

PARCEL A:

That portion of the Southwest Quarter of the Northeast Quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing on the North line of said Southwest Quarter of the Northeast Quarter where it intersects the West line of "K" Avenue; Hagadorn's & Stewart's Addition to the City of Anacortes; thence South $0^{\circ}12'18''$ West along the West line of said "K" Avenue; 293.37 feet to the Southeast corner of that certain tract previously conveyed to James L. Tribou and Bunny St. Clair by deed recorded under Auditor's File No. 8705150065, records of Skagit County, Washington, and the true point-of-beginning; thence continuing South along the West line of "K" Avenue for 146.685 feet to the Northeast corner of that certain tract previously conveyed to Mike Wysk by deed recorded under Auditor's File No. 8912220101, records of Skagit County, Washington; thence West parallel with the South line of the Southwest Quarter of the Northeast Quarter of said Section 25 for 297 feet to a line that is 603.9 feet West of and parallel with the East line of said Southwest Quarter of the Northeast Quarter; thence North along said line for 146.685 feet to the Southwest corner of that certain tract previously conveyed to Vern L. Burtness and Muriel A. Burtness, husband and wife, by deed recorded under Auditor's File No. 895218, records of Skagit County, Washington; thence East for 297 feet to the point-of-beginning;

EXCEPT the following described parcel:

All that portion of the Southwest Quarter of the Northeast Quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of "K" Avenue as shown on the plat of Hagadorn & Stewart's Addition to the City of Anacortes, which point is 17.78 rods South of the North line of said Southwest Quarter of the Northeast Quarter; thence South along the West line of "K" Avenue, a distance of 146.68 feet (8.89 rods); thence West 148.50 feet (9 rods) to a line that is 27.6 rods West of and parallel with the East line of said Southwest Quarter of the Northeast Quarter; thence North along said line 146.68 feet (8.89); thence East 148.50 feet (9 rods) to the point-of-beginning.

Situated in Skagit County, Washington.

Continued



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EXHIBIT "A"
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PARCEL B:

A perpetual, non-exclusive easement as granted under Auditor's File No. 9110040040, records of Skagit County, Washington, over, through, and across all that portion described as follows:

A strip of land in the Southwest Quarter of the Northeast Quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian, 30 feet wide on the North side of the line described as follows:

Beginning at a point on the West line of "K" Avenue as shown on the Plat of Hagadorn & Stewart's First Addition to Anacortes, which point is 26.67 rods South of the North line of said Southwest Quarter of the Northeast Quarter;
thence West along said line a distance of 148.50 feet (9 rods).

Situate in Skagit County, Washington.



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