

When recorded return to:

Mr. and Mrs. Larry Blacksher
8207 Maple Avenue
Lyman, WA 98263



200608240169
Skagit County Auditor

8/24/2006 Page 1 of 2 3:56PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 121822-PE

Grantor: Robert M. Sherman and Amanda E. Sherman
Grantee: Larry Blacksher and Angela L. Blacksher
LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR ROBERT M. SHERMAN and AMANDA E. SHERMAN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Larry Blacksher and Angela L. Blacksher, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: ptn. E 1/2 of NW 1/4, 17-35-6, E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350617-2-009-0105, P41325

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. 121822-PW.

Dated August 8, 2006

Robert M. Sherman

Amanda E. Sherman

4356
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 24 2006

Amount Paid: 2496.11
By Skagit Co. Treasurer

STATE OF Washington }
COUNTY OF Okanogan } SS:

I certify that I know or have satisfactory evidence that Robert M. Sherman and Amanda E. Sherman 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: 8-10-06

KIMBERLY A. TOULOUSE
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-17-07

Notary Public in and for the State of Washington
Residing at Omak
My appointment expires: 11-17-07

KIMBERLY A. TOULOUSE

Escrow No.: 121822-PE

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "A":

That portion of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point 1,072 feet South and 700 feet West of the Northwest corner of the Northwest $\frac{1}{4}$ of said Section, said point being the Southeast corner of that certain 12-foot strip reserved by F.A. Ramey and Pauline Ramey in deed filed under Auditor's File No. 430178, records of Skagit County, Washington;

thence South a distance of 138.00 feet to the Southwest corner of that certain tract described in deed to F.M. and Mary L. Foster filed under Auditor's File No. 146372, records of Skagit County, Washington;

thence East along the South line of said Foster Tract a distance of 86.00 feet;

thence North parallel with the West line of said Foster Tract a distance of 156.00 feet;

thence Southwesterly a distance of 87.73 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

TOGETHER WITH an easement for ingress, egress and utilities over the West 25 feet of the North 20 feet of the following:

That portion of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point 1,210 feet South and 700 feet West of the Northeast corner of the Northwest $\frac{1}{4}$ of said Section 17;

thence South a distance of 150 feet;

thence East a distance of 120 feet;

thence North a distance of 150 feet;

thence West a distance of 120 feet to the point of beginning, all lines running parallel with the Government Survey.

Situate in the County of Skagit, State of Washington.



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