

When recorded return to:

Mr. Don Magnuson
15238 N. Wall Street
Mount Vernon, WA 98273



200612140065
Skagit County Auditor

12/14/2006 Page 1 of 3 12:52PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 123837-SE

Grantor: Balisa E. Weber Koetje
Grantee: Don Magnuson

Statutory Warranty Deed

THE GRANTOR BALISA E. WEBER KOETJE, formerly known as Belisa E. Weber, a married woman as her separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **DON MAGNUSON**, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SE 1/4 Of NW 1/4, 21-33-4 EWM

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 330421-0-020-0008, P17052, 330421-0-014-0006, P17046, 330421-0-026-0002, P17058, 330421-0-029-0009, P17061, 330421-0-030-0006, P17062


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. 123837-SE.

Dated December 11, 2006


Balisa E. Weber Koetje

6300
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

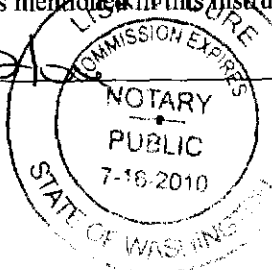
DEC 14 2006

Amount Paid \$ 6680.00
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Balisa E. Weber Koetje** 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: 12-12-06





Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 7-16-2010

EXHIBIT A

DESCRIPTION:

PARCEL "A":

A tract of land in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 21, Township 33 North, Range 4 East, W.M., Skagit County, Washington, said tract being more fully described as follows:

Beginning at the center of said Section;
thence South $88^{\circ}08'28''$ West 110.79 feet along the centerline of the said Section;
thence North $36^{\circ}09'06''$ West, 719.88 feet to the true point of beginning;
thence North $36^{\circ}09'06''$ West, 198.77 feet;
thence North $55^{\circ}57'36''$ East 66.76 feet;
thence South $35^{\circ}01'49''$ East 107.91 feet;
thence South $85^{\circ}13'45''$ East 19.84 feet;
thence North $53^{\circ}30'41''$ East 11.42 feet;
thence South $36^{\circ}34'17''$ East 45.30 feet;
thence South $35^{\circ}33'13''$ West 96.21 feet to the true point of beginning.

Also beginning at the center of said Section;
thence South $88^{\circ}08'28''$ West, 110.79 feet along the centerline of said Section;
thence North $36^{\circ}09'06''$ West 719.88 feet to the true point of beginning;
thence North $35^{\circ}33'13''$ East 96.21 feet;
thence South $36^{\circ}34'17''$ East 23.88 feet to the North side of the proposed County road;
thence South $49^{\circ}53'53''$ West along said road line 91.74 feet to the true point of beginning,

EXCEPT from the above described Parcel "A", the Southwesterly 20 feet as measured parallel with and 20 feet Northeasterly of the Southwesterly line thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A tract of land in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 21, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the center of said Section;
thence North $0^{\circ}34'23''$ East 802.66 feet along the centerline of the said Section;
thence South $86^{\circ}35'20''$ West 503.26 feet to the true point of beginning;
thence South $34^{\circ}20'54''$ East 66.87 feet;
thence South $63^{\circ}17'01''$ West 55.92 feet;
thence South $53^{\circ}30'41''$ West 11.42 feet;
thence North $85^{\circ}13'45''$ West 19.84 feet;
thence North $35^{\circ}01'49''$ West 107.91 feet;
thence North $36^{\circ}10'03''$ East, 107.02 feet;
thence South $24^{\circ}06'34''$ East 97.80 feet to the true point of beginning,

EXCEPT roads.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A tract of land in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 21, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point which is North $0^{\circ}34'23''$ East 741.06 feet and South $86^{\circ}35'20''$ West, 464.91 feet from the center of the said Section 21;
thence South $63^{\circ}17'$ West 55.92 feet;



PARCEL "C" CONTINUED:

thence South 36°34'17" East 69.18 feet to the North line of a proposed County road;
thence North 49°53'53" East 53.21 feet along said road;
thence North 34°20'54" West 56.37 feet to the beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

That portion of the Southeast ¼ of the Northwest ¼ of Section 21, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the center of said Section 21;
thence North 802.66 feet along the North and South centerline of said Section 21, which line lies North 0°34'23" East;
thence South 86°35'20" West 395.85 feet to the true point of beginning;
thence South 86°35'20" West 107.41 feet;
thence North 24°06'34" West 97.80 feet;
thence North 26°12'41" East 72.11 feet;
thence North 40°13'08" East 178.59 feet;
thence along an existing fence line South 00°00'00", 283.37 feet, more or less, to the true point of beginning,

EXCEPT any portion thereof lying East of a line which is 400 feet West of and parallel to the East line of said Southeast ¼ of the Northwest ¼.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

That portion of the Southeast ¼ of the Northwest ¼ of Section 21, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the center of said Section;
thence North 0°34'23" East 802.66 feet along the centerline of said Section;
thence South 86°35'20" West 395.85 feet to the true point of beginning;
thence South 86°35'20" West 107.41 feet;
thence South 34°20'54" East 123.24 feet to the North line of the County road;
thence North 49°53'53" East 49.05 feet along said road;
thence North 75.25 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor