

When Recorded Return to:  
GERARD J GENT  
3720 M AVENUE  
Anacortes WA 98221



200704260243  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: AE11915 MM Title Order No: IC42138 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR **CARL E. SUNDMAN**, a single man, as his separate estate

for and in consideration of **One Hundred Ninety-Five Thousand and 00/100...(\$195,000.00)**  
**DOLLARS**

in hand paid, conveys and warrants to **GERARD J GENT**, a single person

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

SEE EXHIBIT A WHICH IS HERETO ATTACHED.

Situated in Skagit County, Washington

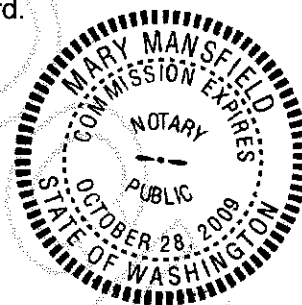
Abbreviated Legal: Ptn SE NE 25-35-1 EWM

Tax Parcel Number(s): Ptn P32088 350125-0-102-0006

Subject to: Restrictions, reservations and easements of record.

Dated: April 20, 2007

Carl E. Sundman  
CARL E SUNDMAN Date



STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that CARL E SUNDMAN (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: 4-26-07

Mary Mansfield  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-28-09

1958  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 26 2007

Amount Paid \$ 3476.00  
By Shp Skagit Co. Treasurer Deputy

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: AE11915 MM

PARCEL A:

That portion of the Southeast 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 South line of said subdivision 880 feet West of the Southeast corner thereof;

Thence North a distance of 115 feet, more or less, to the Southeast corner of that certain tract conveyed to Emil Sundman and Ana Lydia Sundman, by deed dated August 21, 1972, recorded August 23, 1972, under Auditor's File No. 772990;

Thence West along the South line of said Sundman tract a distance of 100 feet, more or less, to the East line of that certain tract conveyed to Robert Lee Lucier and Beulah Lucier, husband and wife, dated August 30, 1971, recorded September 3, 1971, under Auditor's File No. 757686;

Thence South along the East line of said Lucier tract a distance of 115 feet, more or less, to the South line of said subdivision;

Thence East along the South line of said subdivision a distance of 100 feet, more or less, to the Point of Beginning;

EXCEPT street.

Situated in Skagit County, Washington

PARCEL B:

That portion of the Southeast 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 South line of said Southeast Quarter of the Northeast Quarter of Section 25, which is a distance of 1,004 feet west of the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section;

Thence North 0°25' West a distance of 115 feet;

Thence Easterly parallel with the South line of said Southeast Quarter of the Northeast Quarter of Section 25 a distance of 24 feet;

Thence South 0°25' East a distance of 115 feet to the South line of said Southeast Quarter of the Northeast Quarter of Section 25;

Thence Westerly along said South line to the Point of Beginning;

EXCEPT street.

ALSO EXCEPT the Westerly 16 feet.

PARCEL C:

TOGETHER WITH an easement for ingress, egress and utilities over the property as shown on Exhibit B.

Situated in Skagit County, Washington



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EXHIBIT B

**Description:**

**Order No:** AE11915 MM

The West 16 feet of the following described property:

That portion of the Southeast 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 South line of said Southeast Quarter of the Northeast Quarter of Section 25, which is a distance of 1,004 feet west of the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section;  
Thence North  $0^{\circ}25'$  West a distance of 115 feet;  
Thence Easterly parallel with the South line of said Southeast Quarter of the Northeast Quarter of Section 25 a distance of 24 feet;  
Thence South  $0^{\circ}25'$  East a distance of 115 feet to the South line of said Southeast Quarter of the Northeast Quarter of Section 25;  
Thence Westerly along said South line to the Point of Beginning;

EXCEPT streets.

Situated in Skagit County, Washington



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