

When Recorded Return to:  
THOMAS L. ALLEN  
PAMELA J. ALLEN  
P. O. Box 817  
Anacortes, WA 98221



200704260244  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: AE11393 MM Title Order No: IC38697 ✓

### STATUTORY WARRANTY DEED

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

for and in consideration of **Ten Thousand and 00/100...(\$10,000.00) DOLLARS**

in hand paid, conveys and warrants to **THOMAS L. ALLEN and PAMELA J. ALLEN,**  
**husband and wife**

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 25-35-1EWM

Tax Parcel Number(s): ptn P32088

Seller reserves an easement over the above described property for ingress, egress and utilities to serve his currently owned property as shown on Exhibit AA.

This property will be boundary adjusted to property the Grantee owns immediately to the West.

Subject to: Restrictions, reservations and easements of record.

ALSO SUBJECT TO an easement for ingress, egress and utilities to serve the property as shown on Exhibit B.

Dated: April 26, 2007

Carl E. Sundman  
CARL E. SUNDMAN Date

1959  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 26 2007

Amount Paid \$ 183.00  
By Skagit Co. Treasurer Deputy

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 Quincy  
My appointment expires: 10-28-09



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EXHIBIT 'A'

**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°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 streets.

Situated in Skagit County, Washington



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# Exhibit AA

## PARCEL A:

The North 83 feet of the East 113.57 feet of the following described property:

That portion of the Southwest Quarter 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 Northeast Quarter which is 880 feet West of the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section;  
run thence North 198 feet;  
thence West 220 feet, more or less to a point 220 feet East of the West line of the Southeast Quarter of the Northeast Quarter;  
thence South 198 feet to the South line of said Southeast Quarter of the Northeast Quarter;  
thence East 220 feet, more or less, to the point of beginning.

## PARCEL B:

That portion of the Southwest Quarter 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 Northeast Quarter which is 1,004 feet West of the Southeast corner of said Southeast Quarter of the Northeast Quarter of said section;  
thence North 0°25' West 115 feet to the true point of beginning of this description;  
thence continuing North 0°25' West a distance of 83 feet;  
thence Easterly parallel with the South line of said Southeast Quarter of the Northeast Quarter a distance of 10.43 feet;  
thence 0°25' East 83 feet;  
thence West parallel with the South line of said Southeast Quarter of the Northeast Quarter to the point of beginning.

Situate in Skagit County, Washington.



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## Exhibit B

### 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;

EXCEPTING THEREFROM, the West 16 feet thereof;

AND EXCEPT streets.

Situated in Skagit County, Washington

- END OF EXHIBIT 'A' -



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