



200707030074

Skagit County Auditor

7/3/2007 Page

1 of

2 11:26AM

When recorded return to:

Suzanne Dryden
4214 State Route 9
Sedro Woolley, WA 98284

Recorded at the request of:
First American Title
File Number: B91934

Statutory Warranty Deed

THE GRANTOR Matthew H. Barnes, an unmarried man, as his separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Suzanne Dryden, an unmarried woman** the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

B91934E-1

Abbreviated Legal:
Section 25, Township 36, Range 4; Ptn. NE NE

Tax Parcel Number(s): P49895, P49894, 360425-0-009-0006, 360425-0-008-0007

Parcel "A":

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said subdivision, which is 319.2 feet North of the South line thereof; thence West, 30 feet, more or less, to the West line of the State Highway 1-A (now Highway No. 9) and the true point of beginning; thence North along the said West line of said Highway 1-A (now Highway No. 9) 100 feet to the Southeast corner of the tract conveyed to Robert L. Mumford, single, by Deed recorded under Auditor's File No. 677035; thence West parallel with the South line of said Northeast 1/4 of the Northeast 1/4 to the East line of that certain tract conveyed to James Mumford, et ux, by Deed recorded under Auditor's File No. 498161, records of Skagit County; thence South along the East line of said Mumford Tract to the Northwest corner of a tract conveyed to Jerry E. Ryan, et ux, by Deed filed under Auditor's File No. 515859, records of said County; thence East parallel with the South line of said Northeast 1/4 of the Northeast 1/4 to the point of beginning.

Parcel "B":

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of the Wickersham Highway right-of-way, which point is 169.2 feet North of the South line of said Northeast 1/4 of the Northeast 1/4; thence West parallel with the South line of said Northeast 1/4 of the Northeast 1/4 to the East line of the land conveyed to James Mumford and Karene Mumford, husband and wife, by Deed filed for record under Auditor's File No. 498161, records of said County; thence North along the East line of said Mumford Tract, a distance of 150 feet; thence East parallel with the South line of said Northeast 1/4 of the Northeast 1/4 to the West right-of-way line of the Wickersham Highway; thence South to the point of beginning.

Dated 6-26-07

Matthew H. Barnes
Matthew H. Barnes

3155
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 3 2007

Amount Paid \$ 6235.00
By Skagit Co. Treasurer
Deputy

Jp

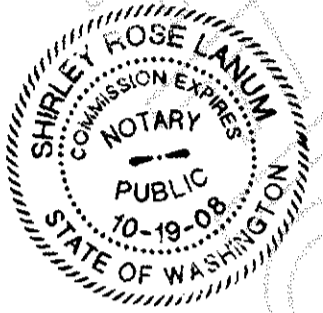
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Matthew H. Barnes, the persons 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.

Date: 6-26-07

Shirley Rose Lanum

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-19-2008



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Skagit County Auditor