

When recorded return to:

Mr. and Mrs. Kenneth Kahn
2725 Blackburn Road 7540 Sunny Lane
Mount Vernon, WA 98274



200707230173
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 126604-SE

Grantor: Caren J. Flannery
Grantee: Kenneth C. Kahn and Laura B. Kahn

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR CAREN J. FLANNERY, a single woman, as her separate estate, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kenneth C. Kahn and Laura B. Kahn, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn 9-35-5 E WM Aka Tr. 4, SP 504-80

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350509-4-001-0303, P38749

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. 126604-SE.

Dated July 16, 2007

Caren J. Flannery



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Caren J. Flannery** the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-17-07

Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/2008

3474
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 23 2007

Amount Paid \$ 7,285.20
Skagit Co. Treasurer
By Deputy

EXHIBIT A

Tract 4, Short Plat No. 504-80, located in Section 9, Township 35 North, Range 5 East, W.M., approved December 12, 1980, and recorded in Volume 5 of Short Plats, page 12, under Auditor's File No. 8012150005, records of Skagit County, Washington.

TOGETHER WITH an easement for ingress, egress and utilities over and across Tract "A", Short Plat No. 504-80, located in Section 9, Township 35 North, Range 5 East, W.M., approved December 12, 1980 and recorded in Volume 5 of Short Plats, page 12, under Auditor's File No. 8012150005, records of Skagit County, Washington.

ALSO, TOGETHER WITH AND SUBJECT TO an easement for ingress and egress and utilities over and across a strip of land 60 feet in width, in a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 35 North, Range 5 East, W.M., the centerline of said 60 foot tract being more particularly described as follows:

Beginning at the East $\frac{1}{4}$ corner of said Section 9;
thence North $0^{\circ}24'22''$ East 787.69 feet along the East line of said Section 9, to the centerline of an existing County road;
thence North $75^{\circ}26'20''$ West 685.18 feet along said centerline of County road to the true point of beginning of said centerline of 60 foot tract;
thence South $1^{\circ}00'00''$ West 162.84 feet to the South line of that certain tract of land conveyed to Puget Sound Power and Light Company by instrument recorded under Auditor's File No. 871370, said South line being a terminus of said centerline and 60 foot tract, EXCEPT any portion thereof lying within the County road.

Situate in the County of Skagit, State of Washington.



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