



200707250050

Skagit County Auditor

7/25/2007 Page

1 of

5 11:26AM

WHEN RECORDED RETURN TO
ANGELA MORDY
11939 LAKESIDE PLACE NE
SEATTLE, WASHINGTON 98125

CHICAGO TITLE CO. 1C41244✓



CHICAGO TITLE INSURANCE COMPANY

5131512

STATUTORY WARRANTY DEED

THE GRANTOR(S)

LESTER C. MERRITT A SINGLE MAN AND MERRITT UPLANDS, L.P. AS ALL THIER INTERST MAY APPEAR
and LESTER C. MERRITT, PERSONAL REPRESENTATIVE FOR
THE ESTATE OF E. BERNICE MERRITT

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

ANGELA MORDY AND CALVIN MORDY, WIFE AND HUSBAND

the following described real estate situated in the County of SKAGIT

State of Washington:

SEE ATTACHED EXHIBIT "A"

PTN GOV. LOT 1, SEC 19, T35N, R3EWM AND PTN. GOV LOT 4 AND PTN SW SE
SEC 18, T 35N R3EWM

3503
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 25 2007

Amount Paid \$ 3565.02
Skagit Co. Treasurer
AND BY THIS REFERENCE MADE A
mem

SUBJECT TO EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

Tax Account Number(s): 350319-0-012-0100

Dated: JULY 5, 2007

Lester C Merritt, L.P.
LESTER MERRITT, GENERAL PARTNER

Lester C Merritt
LESTER MERRITT, individually and as Personal Representative
for the Estate of E. Bernice Merritt

LPB10/KLC/052006

STATE OF WASHINGTON
COUNTY OF SKAGIT

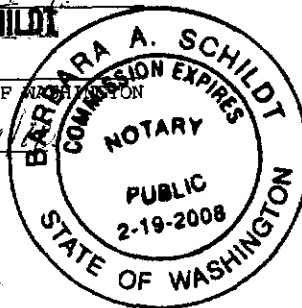
SS

ON THIS 18th DAY OF July, 2007 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED
Lester C. Merritt KNOWN TO ME TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THAT he SIGNED AND SEALED THE SAME AS his FREE AND VOLUNTARY
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Barbara A. Schildt
NOTARY SIGNATURE **BARBARA A. SCHILDT**

PRINTED NAME:

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Burlington
MY COMMISSION EXPIRES ON 2/19/2008



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STATE OF WASHINGTON

SS

COUNTY OF Snohomish

ON THE 18 DAY OF July , 20 07 BEFORE ME, THE
UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED

Lester m-emill TO ME KNOWN
TO BE THE GENERAL PARTNER(S) OF Merritt Updands LP , A LIMITED
PARTNERSHIP AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND
VOLUNTARY ACT AND DEED OF SAID GENERAL PARTNER(S) FOR THE USES AND
PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT WAS/WERE
AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST
ABOVE WRITTEN

PRINTED NAME Katie Dithomas

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Shoreman MY COMMISSION EXPIRES ON

11-9-08



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EXHIBIT "A"

That portion of Government Lot 1 in Section 19, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Commencing at a point on the South line of said Government Lot 1 that bears North $89^{\circ}45'00''$ West 1,149.34 feet from its Southeast corner, more or less, to the West line of the County Road more commonly referred to as the Bayview-Edison Road, said point being on a curve to the right in a Northerly and Easterly direction having a radius of 1,378.14 feet, at which point the tangent to the curve bears North $1^{\circ}20'31''$ East;

Thence following along the West side of said road in a Northerly and Easterly direction having a radius of 1,378.14 feet and a central angle of $22^{\circ}19'09''$, an arc distance of 536.85 feet to the true point of beginning;

Thence continuing in a Northerly and Easterly direction along said curve to the right having a radius of 1378.14 feet and a central angle of $11^{\circ}36'18''$, an arc distance of 279.14 feet, more or less, to the most Southerly corner of that tract of land conveyed to John B. Moon and Joyce V. Moon, husband and wife, Grantees from Lester C. Merritt and Evelyn Bernice Merritt, husband and wife, by that instrument dated June 11, 1973, and recorded June 20, 1973, under Auditor's File No. 788810, records of Skagit County, Washington, as established from physical survey for Lester C. Merritt by J.A. Newman, Professional Land Surveyor and unrecorded survey map dated March 5, 1973, also known as Short Plat No. 19-73 currently on file with the Skagit County Public Works Department;

Thence leaving said road North $38^{\circ}24'54''$ West along the Southwesterly line of said Moon tract and the Northerly projection thereof, a distance of 205.69 feet to the approximate base of a ridge;

Thence Southerly along the base of said ridge on the following courses and distances;

Thence South $35^{\circ}16'57''$ West, 117.26 feet;

Thence South $13^{\circ}26'08''$ West, 82.90 feet;

Thence South $33^{\circ}11'15''$ West, 81.41 feet;

Thence South $17^{\circ}30'04''$ West, 122.42 feet to a point which bears North $75^{\circ}01'43''$ West, a distance of 164.70 feet, more or less, from the point of beginning;

Thence departing said base of ridge South $75^{\circ}01'43''$ East, a distance of 164.70 feet to the point of beginning.

Situated in Skagit County, Washington



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 5131512

Easement rights as contained in deed from Hector Nalles and Annie R. Nalles, husband and wife, to George W. McKay, Geo R. Clark, J.W. Doughty, W.E. Ropes, E.G. Abbott and Elza Harris dated September 30, 1924, recorded October 9, 1924, in Volume 194 of Deeds, page 29, under Auditor's File No. 177824, records of Skagit County, Washington.

Record of Survey:

Recorded:

Auditor's File No.:

July 12, 2008

200607120093, records of Skagit County, Washington

EXHIBIT/RDA/0999



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