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Skagit County Auditor

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5 11:27AM

WHEN RECORDED RETURN TO
PATRICK GRESO
41398 LOWER FINNEY CREEK ROAD
CONCRETE, WASHINGTON 98237



CHICAGO TITLE INSURANCE COMPANY

1C43076 ✓

5111021

STATUTORY WARRANTY DEED

THE GRANTOR(S)

JEFFREY A OHLSON AND CHERIE A OHLSON, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

~~PATRICK K GRESO AND HEIDI M GRESO, HUSBAND AND WIFE~~

PATRICK K GRESO AND HEIDI M GRESO, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT

State of Washington:

FULL LEGAL DISCRIPTION ATTACHED

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

3729
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 07 2007

Amount Paid \$ 4454.11
By Skagit Co. Treasurer
Deputy

PTN LT 7, SUN RIVER RANCHETTE AND PTN 13/35/7

Tax Account Number(s): 350713-0-016-0009
4500-000-007-0100

Dated: JULY 20, 2007

JEFFREY A OHLSON

CHERIE A OHLSON

LPB10/KLC/052006

STATE OF WASHINGTON

SS

COUNTY OF King

ON THIS 20th DAY OF July, 2007 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED JEFFREY A OHLSON AND CHERIE
A OHLSON KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO
EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND
SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES
AND PURPOSES HEREIN MENTIONED.

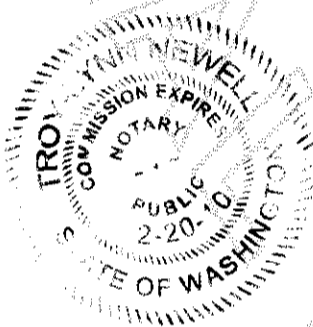

NOTARY SIGNATURE

PRINTED NAME: Troy-Lynn Newell

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Sammamish

MY COMMISSION EXPIRES ON 2-20-2010.



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 5111021

LEGAL DESCRIPTION

The land referred to is situated in the State of Washington, County of SKAGIT, and is described as follows:

PARCEL A:

That portion of Lot 7 of the Plat of SUN RIVER RANCHETTES as recorded in Volume 14 of Plats, Pages 55 and 56 under Auditor's File No. 8809280018, records of Skagit County, Washington, described as follows:

Commencing at the intersection of the Southeasterly right of way line of the South Skagit Highway and the Southwesterly right of way line of Lower Finney Creek Road, all as shown on said Plat;

Thence South 54°54'26" East along said Southwesterly line of Lower Finney Creek Road, a distance of 119.93 feet to the Northwesterly corner of the "EXCEPTION" tract shown on said Plat and the point of beginning of this description;

Thence North 54°54'26" West along said Southwesterly line of Lower Finney Creek Road, a distance of 4.40 feet to a point on the line of an existing fence;

Thence South 45°30'36" West along said fence line, a distance of 208.11 feet to the Westerly extension of the Southerly line of said "EXCEPTION" tract;

Thence South 61°15'42" East along said extension, a distance of 42.29 feet to the Southwesterly corner of said "EXCEPTION" tract;

Thence North 35°05'34" East along the Westerly line of said "EXCEPTION" tract, a distance of 200.00 feet to the point of beginning of this description;

Containing 4650 square feet.

Situated in Skagit County, Washington



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 5111021

LEGAL DESCRIPTION

PARCEL B:

That portion of the Southeast quarter of the Southwest quarter of Section 13, Township 35 North, Range 7 East, W.M., records of Skagit County, Washington, described as follows:

BEGINNING at a point in Lot 7, said Section 13, located on the South line of an easement and right of way granted to Skagit County by John A. Johnson and Cora M. Johnson, his wife on the 25th day of January 1950, specifically described as a strip of land 30 feet wide in Lot 7, Southeast quarter of the Southwest quarter and South half of the Southeast quarter of Section 13, Township 35 North, Range 7 East, W.M., being 15 feet on each side of the following described centerline;

From a point on the centerline of the P.S. and Cascade Railway. Which point bears North 30°12' West, a distance of 1528.67 feet from the South one quarter corner of said Section 13, and which is the initial point of this description, run South 55°07'30" East, 195.8 feet;

Thence South 73°12'30" East, 167.4 feet;

Thence South 86°40'30" East, 947.0 feet;

Thence South 59°05'30" East, 562.0 feet;

Thence South 28°27'30" East, 206.0 feet;

Thence South 36°52'30" East 316.2 feet;

Thence South 71°42'30" East, 475.4 feet;

Thence South 75°54'30" East, 448.5 feet;

Thence South 48°39' East, 290 feet, more or less, to the South line of Section 13, Township 35 North, Range 7 East, W.M., said point of beginning being 293 feet South from the intersection of the South line of said easement and the centerline of the Puget Sound and Cascade Railway (now a County Road). From the point of beginning proceed in a Northwesterly direction along the South line of said Easement and right of way for a distance of 128 feet;

Thence in a Southwesterly direction along a line at right angles and perpendicular to the South line of said Easement for a distance of 200 feet;

Thence in a Southeasterly direction for a distance of approximately 300 feet, more or less to a point on the West boundary of real property presently owned by and recorded in the name of Thomas C. Jensen, said point being 250 feet South of the Point of Beginning in a straight line along the West line of said real property presently owned by Thomas C. Jensen;

Thence Northerly 250 feet in a straight line to the point of beginning.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005111021

SUBJECT TO:

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

Record of Survey:

Recorded: January 12, 1993
Auditor's File No.: 9301120065
Affects: Parcel A

A copy of which is hereto attached

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: August 17, 1989
Auditor's No.: 8908170073, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Parcels A and B

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: May 20, 1958
Auditor's No(s): 565476, records of Skagit County, Washington
In favor of: J. Dewey Smith and Dorothy C. Smith, husband and wife
For: Electric Power Line

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: August 8, 1958
Auditor's No(s): 568895, records of Skagit County, Washington
In favor of: Gordon Christopher and Myrtle Christopher, husband and wife
For: Road Purposes to the Skagit River

Recitals contained on the face of said plat, as follows:

Buyer should be aware that this subdivision is located in floodplain and portions of some lots are located in a designated floodway. There shall be no construction in a designated floodway except as permitted by chapter 15.20 of the Skagit County Code, and residential construction in the floodplain may require significant elevation of the first living floor. Water of sufficient quality and/or quantity for normal domestic purposes is not provided at the time of filing the Plat. The buyer should inquire and investigate as to the availability of said water.
(individual wells proposed)

Building Setbacks:

75' from ordinary high water mark
50' side yard setback from primary structure
100' side yard set back for accessory structure

Agreement, including the terms and conditions thereof; entered into;

By: Desert Winds Company
And Between: Skagit County
Recorded: March 28, 1988
Auditor's No. 8803280034, records of Skagit County, Washington
Providing: Preliminary Plat of Desert Winds

EXHIBIT3/RDA/0999



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