

When Recorded Return to:
RICHARD A. RYAN
REBECCA D. RYAN
6424 VERA STREET
Anacortes WA 98221



200801250140

Skagit County Auditor

1/25/2008 Page

1 of

2 3:53PM

Chicago Title Company - Island Division
Order No: AE12158 CLT Title Order No: IC44019

STATUTORY WARRANTY DEED

THE GRANTOR **ROSS A. METCALF and KATE M. METCALF**, husband and wife

for and in consideration of **Seven Hundred Forty Thousand and 00/100...(\$740,000.00)**
DOLLARS

in hand paid, conveys and warrants to **RICHARD A. RYAN and REBECCA D. RYAN**,
husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

As per Exhibit "A" attached hereto and made a part hereof

Abbreviated Legal :Lot 4, Dawn Add. Fidalgo City

Tax Parcel Number(s): P73359

Subject to: Restrictions, reservations and easements of record

²⁵⁶
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 25 2008

Amount Paid \$ ^{13,177.00}
Skagit Co. Treasurer
By *mam* Deputy

Dated: January 22, 2008

[Signature] 1-25-08
ROSS A. METCALF

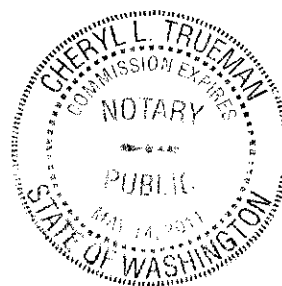
[Signature] 1-25-08
KATE M. METCALF

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **ROSS A. METCALF and KATE M. METCALF** (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: January 25 2008

[Signature]
Cheryl L. Trueman
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/14/11



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: AE12158 CLT

PARCEL A:

Lot 4, DAWN ADDITION, FIDALGO CITY, according to the plat thereof recorded in Volume 7 of Plats, page 49, records of Skagit County, Washington;

PARCEL B:

A non-exclusive easement for beach rights and ingress and egress thereto as granted and conveyed by instrument recorded September 20, 1963, under Auditor's File No. 641070, records of Skagit County Washington;

EXCEPT that portion thereof, if any, of the West 27 feet of Lots 14 and 22, inclusive, Block 187, Map of Fidalgo City, according to the plat thereof recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington, described in said easement that may lie beyond the line of ordinary high tide, or the meander line, whichever is furthest out;

AND ALSO EXCEPT any portion of the East 48 feet of vacated Washington Street described in said easement which may lie beyond the line of mean low tide.

Situate in Skagit County, Washington.



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