

When recorded return to:

Mr. and Mrs. Michael L. Nemnich
P.O. Box 68
Burlington, WA 98233



200805290091
Skagit County Auditor

5/29/2008 Page 1 of 2 11:51AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 129474-PE

Grantor: Barbara Lynn Vercoe, Sandra Jean Larson and Lonnie J. Dellinger
Grantee: Michael L. Nemnich and Linda E. Nemnich

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR LONNIE J. DELLINGER, a single man, BARBARA LYNN VERCOE, a married woman and SANDRA JEAN LARSON, a married woman, each as their separate property and each as to an indeterminate interest, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL L. NEMNICH and LINDA E. NEMNICH, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

****NOT GRANTOR'S PRIMARY RESIDENCE****

Abbreviated Legal: Ptn NE 1/4 NW 1/4 & Ptn NW 1/4 NE 1/4, All In 11-34-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340311-2-001-0025, P21456, 340311-1-004-0016, P21447, 340311-1-004-0206, M99196

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. 129474-PE.

Tax Parcel Number(s): 340311-2-001-0025, P21456, 340311-1-004-0016, P21447, 340311-1-004-0206, M99196

Dated May 28th 2008

Barbara Lynn Vercoe
Barbara Lynn Vercoe

Sandra Jean Larson
Sandra Jean Larson

Lonnie J. Dellinger
Lonnie J. Dellinger



1715
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 29 2008

Amount Paid \$ 7125.00
Skagit Co. Treasurer
By mem Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Barbara Lynn Vercoe, Sandra Jean Larson and Lonnie J. Dellinger** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/28/08 Ann Marie France

Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/08

EXHIBIT A

That portion of the Northeast ¼ of the Northwest ¼ lying Northerly of the right-of-way of the Great Northern Railway Company and that portion of the Northwest ¼ of the Northeast ¼ lying Northerly of a line parallel with and 150 feet Northerly from the centerline of the right-of-way of Great Northern Railway Company and Westerly of a slough known as Higgins Slough running Southerly from a point in the North line of said Northwest ¼ of the Northeast ¼ approximately 240 feet East of the Northwest corner thereof;

EXCEPT county road;

AND EXCEPT road along said railway right-of-way and said slough conveyed to S. A. Westlin by deed recorded in Volume 122 of Deeds, page 146; all in Section 11, Township 34 North, Range 3 East, W.M.;

AND ALSO EXCEPT drainage ditch rights-of way;

AND ALSO EXCEPT the following described tract:

Beginning at the North quarter corner of said section, bearing South 89°29'12" East from the Northwest corner of said section;
thence along the North-South centerline of said section South 00°36'44" West, a distance of 424.52 feet to the true point of beginning;
thence South 89°30'00" East, a distance of 149.16 feet to the West line of that certain strip of land for road purposes conveyed to S. A. Westlin by deed recorded in Volume 122 of Deeds, page 146, records of Skagit County, Washington;
thence along said West line South 13°19'18" West, a distance of 37.26 feet to the North line of that certain parcel conveyed to Olympic Pipe Line Company by deed recorded under Auditor's File No. 646084, records of Skagit County, Washington;
thence along said North line North 89°30'00" West, a distance of 506.80 feet to the West line of said parcel conveyed to Olympic Pipe Line Company;
thence along said West line South 00°35'31" West, a distance of 341.51 feet to the Northerly margin of the Burlington Northern Railway Company right-of-way, said margin being a non-tangent curve concave to the Northwest, having a radius of 5,679.65 feet, the radial center of which bears North 17°38'55" West;
thence along said curve Southwesterly for an arc distance of 115.55 feet, through a central angle of 01°09'56";
thence continuing along said margin South 73°31'02" West, a distance of 889.00 feet to the West line of the Northeast ¼ of the Northwest ¼ of said section;
thence along said West line North 00°40'54" East, a distance of 672.38 feet to a line bearing North 89°30'00" West from the true point of beginning;
thence along said line South 89°30'00" East, a distance of 1,324.72 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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