

When Recorded Return to:
RONALD D. PERKINS



200806020144
Skagit County Auditor

6/2/2008 Page 1 of 2 3:23PM

Chicago Title Company - Island Division
Order No: AE12386 MM Title Order No: IC45595

STATUTORY WARRANTY DEED

THE GRANTOR **BRUCE H. MCCALLUM**, as his separate estate

for and in consideration of **Two Hundred Seventy Thousand and 00/100...(\$270,000.00)**
DOLLARS

in hand paid, conveys and warrants to **RONALD D. PERKINS**, a married man as his
separate estate

the following described real estate, situated in the County of Skagit, State of Washington:
SEE ATTACHED EXHIBIT A.

Abbreviated Legal: Ptn Lot 13, L.W.L. CO'S SAMISH RIVER ACREATE PLAT NO. 1

1793

Tax Parcel Number(s): P68642 3989-001-013-0309

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Subject to: Restrictions, reservations and easements of record. JUN 02 2008

Dated: May 26, 2008

Amount Paid \$ 4811.00
By Skagit Co. Treasurer
Deputy

Bruce H. McCallum 5-30-08
BRUCE H. MCCALLUM Date

STATE OF WASHINGTON
COUNTY OF Skagit

Bethany McCallum
and

I certify that I know or have satisfactory evidence that **BRUCE H. MCCALLUM** (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: 5-30-08

Mary Mansfield
Notary Public in and for the State of Washington
Residing at Arden
My appointment expires: 10-28-09



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: AE12386 MM

That portion of Lot 13, L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1, according to the plat thereof recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said tract a distance of 300 feet North of its Southeast corner;
thence Southwesterly in a straight line, which if extended would intersect the South line of said tract a distance of 300 feet West of its Southeast corner, to the Easterly line of the state highway;
thence Northwesterly along said highway line to a point a distance of 137 feet Northwesterly (measured at right angles) from the last described line;
thence Northeasterly parallel with said line to the East line of said Tract 13;
thence South to the point of beginning;

EXCEPT the Southeasterly 30 feet;

ALSO, that portion of Tract 13, of L.W.L. Co's Samish River Acreage, Plat No. 1, according to plat recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Commencing at the Southeast corner of said Tract 13, which point bears North 03°22'50" West a distance of 33.11 feet from the Southeast corner of the Northwest Quarter of Section 24, Township 35 North, Range 3 East of the Willamette Meridian;
thence North 03°22'50" West along the East line of said Tract 13 a distance of 340.83 feet to the Northeast corner of that certain parcel of land conveyed to William F. Learned by deed recorded under Auditor's File No. 375160, records of Skagit County, Washington;
thence South 43°54'39" West along the Northwesterly line of said Learned Tract a distance of 191.45 feet to the true point of beginning;
thence continue South 43°54'39" West a distance of 156.37 feet to the Northeasterly boundary of Chuckanut Drive;
thence South 44°06'45" East along said Chuckanut Drive a distance of 1.38 feet;
thence North 45°57'18" East a distance of 156.03 feet;
thence North 41°51'03" West a distance of 6.96 feet to the true point of beginning.

Situated in Skagit County, Washington.



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