

WHEN RECORDED RETURN TO:

Name: Benjamin MacKay  
Address: 12792 Avon Allen Road  
Burlington, WA 98233



200908030118  
Skagit County Auditor

8/3/2009 Page 1 of 2 3:34PM

CHICAGO TITLE CO.

620003137

Escrow Number: STG-23832

Filed for Record at Request of: *Stewart Title of Island County*

## STATUTORY WARRANTY DEED

The Grantor(s), Loyd L Frazier and Joan E Frazier, husband and wife for and in consideration of **Four Hundred Forty Thousand dollars and Zero cents** in hand paid, conveys, and warrants to Benjamin MacKay and Jennifer MacKay, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Legal Description: See Exhibit A attached hereto and made a part hereof.

Subject To: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

Abbreviated Legal: PTN. LOTS 1 AND 2, SCSP#91-044

Assessor's Property Tax Parcel/Account Number: 340302-4-002-2100 (P102868)

Dated: July 30, 2009

Loyd L Frazier

Joan E Frazier

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2339

AUG 03 2009

STATE OF Washington

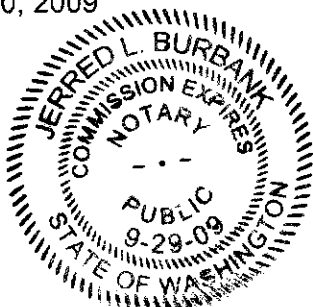
)  
) ss.  
)

COUNTY OF Skagit

Amount Paid \$ 6169.20  
Skagit Co. Treasurer  
By Deputy

I certify that I know or have satisfactory evidence that Loyd L Frazier and Joan E Frazier are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 30, 2009



Name: Jerred L. Burbank  
Notary Public in and for the State of Washington  
My appointment expires: 9/29/09

EXHIBIT "A"

Lots 1 and 2 of SKAGIT COUNTY SHORT PLAT NO. 91-044, approved October 29, 1991 and recorded November 4, 1991, under Auditor's File No. 9111040047, records of Skagit County, Washington, Volume 10 of Short Plats, page 21, records of Skagit County, Washington; being a portion of Tract 3 of Skagit County Short Plat No. 74-80, approved June 19, 1980 and recorded June 19, 1980, under Auditor's File No. 8006190030, records of Skagit County, Washington, in Volume 4 of Short Plats, page 121, being a portion of the South Half of the Southeast Quarter of Section 2, Township 34 North, Range 3 East of the Willamette Meridian;

EXCEPT that portion of Lot 2, SKAGIT COUNTY SHORT PLAT NO. 91-044 recorded under Skagit County Auditor's File No. 9111040047, records of Skagit County, Washington; being a portion of the Southeast Quarter in Section 2 Township 34 North, 3 East of the Willamette Meridian more particularly described as follows:

Commencing at the Northeast corner of Lot 1, said Skagit County Short Plat No. 91-044, approved October 29, 1991 and recorded November 4, 1991 under Skagit County Auditor's File No. 9111040047, records of Skagit County, Washington; in Volume 10 of Short Plats, page 21, records of Skagit County, Washington; also being a portion of the South Half of the Southeast Quarter of Section 2, Township 34 North, Range 3 East of the Willamette Meridian;

Thence North 28°16'49" West along the Easterly line of Lot 2 said Skagit County Short Plat No. 91-044 (also being the Southwesterly right-of-way margin of Avon-Allen Road), for a distance of 41.94 feet to the true point of beginning;

Thence South 69°25'12" West for a distance of 146.80 feet;

Thence North 28°16'49" West for a distance of 157.31 feet, more or less, to the Westerly line of said Lot 2, Skagit County Short Plat No. 91-044;

Thence North 41°15'34" East along said Westerly line for a distance of 83.71 feet to a corner of said Lot 2;

Thence South 88°59'14" East along the North line of said Lot 2 for a distance of 66.57 feet to a point of curvature;

Thence along the arc of said curve to the right, having a radius of 25.00 feet, through a central angle of 67°42'42", an arc distance of 29.54 feet to a point of reverse curvature, said point being on the Westerly right-of-way margin of Avon Allen Road;

Thence along the arc of said curve to the left (also being the Westerly right-of-way margin of Avon Allen Road) concave to the East, having a radius of 482.33 feet, through a central angle of 7°00'17" an arc distance of 58.93 feet to a point of tangency, said point bears North 28°16'49" West from the true point of beginning;

Thence South 28°16'49" East for a distance of 90.00 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



200908030118  
Skagit County Auditor