



200908210115
Skagit County Auditor

8/21/2009 Page 1 of 3 3:56PM

Document Title:
Statutory Warranty Deed

Reference Number : None

Grantor(s):

additional grantor names on page ____.

1. Virginia E. Courson
- 2.

Grantee(s):

additional grantee names on page ____.

1. Virginia E. Courson, Trustee or her successors in trust under the Virginia E. Courson Living Trust
- 2.

Abbreviated legal description:

full legal on page(s) ____.

TR B OF REVISED S/P 38-79 AF#8001300016 EXC S 383.20FT & LESS RT-1-002-04 O/S#53
AF#844565-1977; PTN W1/2 NE1/4 NE1/4 AKA PTN LT B S/P 38-79 REVISED
AF#8001300016 DAF W 60FT OF S 510.04FT OF N 560.04FT

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ____.

P41994 P41993

When recorded, return to:
MORGAN HILL, P.C.
1411 State Avenue, Suite 102
Olympia, WA. 98506

STATUTORY WARRANTY DEED

THE GRANTOR, VIRGINIA E. COURSON, a single woman, without consideration conveys and warrants to, VIRGINIA E. COURSON, Trustee or her successors in trust under the VIRGINIA E. COURSON LIVING TRUST dated February 24, 1999 and any amendments thereto, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

Tract "B" of Revised Skagit County Short Plat No. 38-79, approved January 15, 1980 and recorded January 30, 1980, in Volume 4 of Short Plats, page 29, under Auditor's File No. 8001300016; being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 29, Township 35 North, Range 6 East, W.M.; EXCEPTING THEREFROM the South 383.20 feet. Situate in the County of Skagit, State of Washington.

GRANTOR conveys all right, title and interest for ingress, egress and utilities over and across the West 60 feet of the above described property conveyed subject, however, that Grantee shall assume all Grantors obligations under that certain "Road Construction and Maintenance Agreement" recorded under Auditor's File No. 8101280044.

TOGETHER WITH a non-exclusive easement for underground utilities over and across the East 20 feet of Tract "A" of said Skagit County Short Plat No. 38-79.

GRANTOR hereby conveys to Grantee the "First Right of Refusal" in and to said Tract "A" of short Plat No. 38-79. In the event that Grantor shall accept an offer on said Tract "A", Grantee shall have the right to accept for the same terms and conditions of said offer within one week or submit an offer which will in the Grantor's opinion be more acceptable. Grantor shall reserve in any offer accepted, the right to accept a counter offer more acceptable to Grantor from Grantee.



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