

When recorded return to:
Randolph R. King
5544 Smith Road
Bow, wa 98232



200912070203
Skagit County Auditor

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STATUTORY WARRANTY DEED

THE GRANTOR(S) Jan G. Davis, a single woman

for and in consideration of ten dollars and other good and valuable consideration

in hand paid, conveys, and warrants to GRANTEE, Randolph R. King, a single man, a 50% interest in

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

together with all after acquired title of the grantor(s) therein. For a full legal description see EXHIBIT A which is attached hereto and by this reference incorporated herein.

Abbreviated Legal: (Required if full legal not inserted above)

PTN OF GOVT. LOTS 12, 3, AND 10 SEC 37, T36N, R3E WM

Tax Parcel Number(s):

P48507

Dated: 11/18/09

Jan G. Davis

3758
2141.00
00

STATE OF *WA*
COUNTY OF *Skagit* ss.

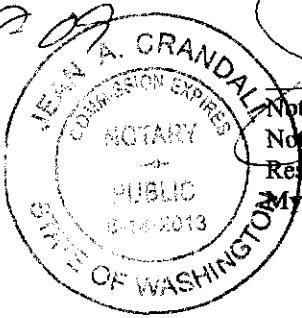
JAN G. DAVIS

I certify that I know or have satisfactory evidence that

(s) (is/are) the person(s) who appeared before me, and said person(s) acknowledged that *SHE* signed this instrument, on oath stated that *SHE IS* authorized to execute the instrument and acknowledge it as the _____ of _____ to be

the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: *11-18-09*



Jean A. Grandall
Notary name printed or typed: *JEAN A. GRANDALL*
Notary Public in and for the State of *WA*
Residing at *1700 1st St*
My appointment expires: *5-14-2013*



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EXHIBIT A

The east half of the following described property:

The North 84 acres of Government Lots 1,2,3, and 10 of Section 32, Township 36 North, Range 3 east, WM; Except the North 42 acres thereof;

Together with a non-exclusive, perpetual easement for ingress, egress and utilities over, under and across the following described real estate, situated in the County of Skagit, State of Washington, to-wit:

The easement area is generally defined as the location of the existing driveway located on the north bank of the Edison Slough, in such location as the driveway was located on the date of this easement. The easement area is more specifically described as a strip thirty (30) feet in width running along and parallel to the South line of the following described property:

Those portions of Government Lot 2, Section 33, Township 36 North, Range 3 East of W.M., Skagit County, Washington, described as follows:

Parcel "A (P48560)

Beginning at a point 82.5 feet North of the meander corner post in the right bank of the North Samish River where the section line between Sections 32 and 33 crosses said North Samish River; thence North 265.32 feet; thence East 204.6 feet; thence South 161.04 feet; thence South 63° West, 229.68 feet, more or less, to the point of beginning.



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Parcel "B" (P118924 and P118998) (EASEMENT)

Commencing at the meander corner post in the right bank of the North Samish River where the west line of said Section 33 crosses said North Samish River; thence along said west line North 00° 25' 38" East a distance of 347.82 feet to the northwest corner of that certain tract of land conveyed to Henri Timmers by deed recorded under File No. 9306210137 in the Office of the Auditor, said county and state, and the point of beginning. Said point also bears South 00° 25' 38" West a distance of 53.01 feet from a 2" brass cap on a pipe marking the west quarter corner of said Section 33; thence along the said west line of Section 33, North 00° 25' 38" East a distance of 53.01 feet to the said west quarter corner; thence along the north line of said Government Lot 2, North 89° 36' 36" East a distance of 53.83 feet to a curve to the left, having a radius of 46.49 feet, a central angle of 66° 47' 19", an arc distance of 54.20 feet and a radius point which bears North 74° 55' 19" East from the last described point; thence South 81° 52' 00" East a distance of 116.78 feet to a curve to the right, having a radius of 50.22 feet, a central angle of 75° 52' 26", an arc distance of 66.50 feet and a tangent which bears the last described course; thence along said curve to the east line of that certain tract of land conveyed to Mark Wheeler and Cynthia Johnson by Recording No. 9508160055 said county and state; thence along said east line South 00° 34' 02" East a distance of 170.23 feet to the North Samish River; thence westerly along said North Samish River to an intersection with the east line of said Timmers tract projected southerly; thence north along said projected line to the southeast corner of said Timmers property; thence along the boundary of said Timmers property the following 2 courses and distances: thence North 161.04 feet; thence West 204.60 feet to the northwest corner of said Timmers property and the point of beginning.

Except any portion thereof lying within the diking district and drainage district right of ways.

Subject to easements, encumbrances, restrictions, court actions and all matters of record.



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