



201006140144

Skagit County Auditor

6/14/2010 Page

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2 12:23PM

When recorded return original to:
 John Schmitz and Rebecca Schmitz
 3396 Colony Mountain Drive
 Bow, WA 98232
 ESCROW NO. 3396COOP
 FILED FOR RECORD AT REQUEST OF:
 ESCROW LEGAL SERVICES
 LAND TITLE OF SKAGIT COUNTY

STATUTORY WARRANTY DEED

Grantor: James A. Cooper and Clarice L. Davis, husband and wife
 Grantee: John Schmitz and Rebecca Schmitz, husband and wife
 Abbreviated legal: Ptn 22-36-3 E W.M. (Aka Tr. 31, Unrecorded Survey Colony Mtn
 Tax Account No. P48018 / 360322-1-001-2309

THE GRANTOR, James A. Cooper and Clarice L. Davis, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John Schmitz and Rebecca Schmitz, husband and wife, the following real estate, situated in Skagit County, in the State of Washington:

See attached Legal Exhibit A

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APN: P48018 / 360322-1-001-2309

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

1721
 SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

DATED the 08 day of June, 2010.

JUN 14 2010

Amount Paid \$ 6769.00

Skagit Co. Treasurer
 By Clarice L. Davis Deputy

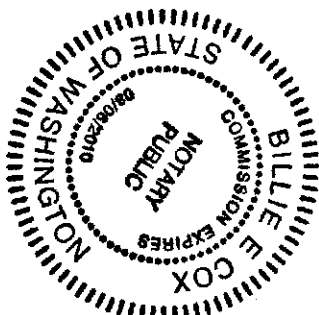
James A. Cooper
 James A. Cooper

Clarice L. Davis
 Clarice L. Davis

STATE OF WASHINGTON)
) ss.
 COUNTY OF ~~SKAGIT~~ YAKIMA)

On this day personally appeared before me James A. Cooper and Clarice L. Davis, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 08 day of June, 2010.



Billie E Cox
 Notary Public in and for the State of Washington
 Residing at Bellingham, WA
 My commission expires 8-6-2010

EXHIBIT A

DESCRIPTION:

A tract of land in the Northeast $\frac{1}{4}$ of Section 22, Township 36 North, Range 3 East, W.M., Skagit County, Washington, described as follows:

Beginning at a point 228.50 feet North 1,023.33 feet East of the center of Section 22;
thence North $47^{\circ}45'00''$ West, 388.81 feet;
thence North $56^{\circ}20'00''$ East, 549.95 feet;
thence South $47^{\circ}25'00''$ East, 137.54 feet to a curve to the right having a radius of 1,970 feet, the center of which curve bears South $42^{\circ}35'00''$ West;
thence Southeasterly along said curve to the right through a central angle of $7^{\circ}34'11''$, an arc distance of 260.27 feet;
thence South $57^{\circ}41'24''$ West, 533.18 feet to the point of beginning.

The basis of bearings of this description is the East-West centerline of said Section 22, which bears South $89^{\circ}09'44''$ East.

(Said premises being also known as Tract 31 of the unrecorded plat of Colony Mountain.)

Situate in the County of Skagit, State of Washington.



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