



201101040053
Skagit County Auditor

1/4/2011 Page 1 of 3 11:36AM

When recorded return to:

Ms. Jan G. Davis
5544 Smith Road
Bow, WA 98232

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 138299-OE

Grantor: SAMISH BAY PROPERTIES, INC.
Grantee: Jan G. Davis

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR SAMISH BAY PROPERTIES, INC., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAN G. DAVIS, a single woman the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Gov. Lots 1, 2,3 & 10, 32-36-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 138299-OE.

Tax Parcel Number(s): 360332-0-001-0006, P48497

Dated December 29, 2010

SAMISH BAY PROPERTIES, INC.

Wayne Spiller
By: Wayne Spiller, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2011-13
JAN 04 2011
Amount Paid \$895.00
Skagit Co. Treasurer
By WMM Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Wayne Spiller

_____ the person who appeared before
me, and said person acknowledged that hs signed this instrument, on oath stated He is
authorized to execute the instrument and is President
_____ of Samish Bay Properties, Inc.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 30 2010

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014



Schedule "A-1"

138299-OE

DESCRIPTION:

The North 42 acres of the following described property:

Government Lots 1, 2, 3 and 10 of Section 32, Township 36 North, Range 3 East, W.M.,

TOGETHER WITH an easement for ingress, egress, and utilities over, under and across the East 30 feet of the South 42 acres of the North 84 acres of said Government Lots 1, 2, 3 and 10 of Section 32, Township 36 North, Range 3 East, W.M.

ALSO TOGETHER WITH a non-exclusive easement as granted in Quit Claim Deed dated June 26, 2006, and recorded June 29, 2006, under Auditor's File No. 200606290110, records of Skagit County, Washington for ingress, egress and utilities over, under and across the existing driveway described as a strip 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, W.M., described as follows:

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.

Beginning 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 Auditor's File No. 9306210137, records of Skagit County, Washington, 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 instrument recorded under Auditor's File No. 9508160055, records of Skagit County, Washington;



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DESCRIPTION CONTINUED:

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 tract;
thence along the boundary of said Timmers tract the following 2 courses and distances:
thence North 161.04 feet;
thence West 204.60 feet to the Northwest corner of said Timmers tract and the point of beginning.

Situate in the County of Skagit, State of Washington.



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