

When recorded return to:

Mr. and Mrs. Peter J. Poeschel
19025 8th Avenue NW
Arlington, WA 98223



201103240086
Skagit County Auditor

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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 138267-OE

Grantor: Henry R Young and Diana L Young
Grantee: Peter J. Poeschel and Donna J. Poeschel

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR HENRY R. YOUNG and DIANA L. YOUNG, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to PETER J. POESCHEL and DONNA J. POESCHEL, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lots 3 & 4, SP 27-78; Ptn Gov. Lot 4, 28-35⁹ E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

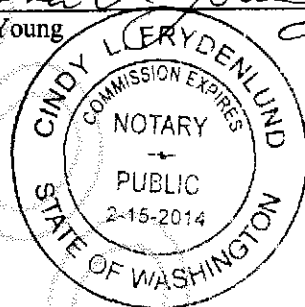
Tax Parcel Number(s): 350928-0-008-0505, P44833

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.138267-OE.

Dated March 18, 2011

Henry R Young

Diana L Young



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Henry R Young and Diana L Young**
Are the person(s) who appeared before me, and said person(s) acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: March 1, 2011

Karen Ashley
Notary Public in and for the State of Washington

SKAGIT COUNTY WASHINGTON Residing at Sedro-Woolley
REAL ESTATE EXCISE TAX My appointment expires: 9/11/2014 2/15/14
#821

MAR 24 2011

Amount Paid \$ 1073.00
Skagit Co. Treasurer
By nam Deputy

EXHIBIT A

Schedule "A-1"

138267-OE

DESCRIPTION:

Lot 4, Short Plat No. 27-78, approved June 14, 1978, recorded June 15, 1978, in Volume 2 of Short Plats, page 231, under Auditor's File No. 881468, records of Skagit County, Washington; being a portion of Government Lot 4, Section 28, Township 35 North, Range 9 East, W.M..

EXCEPT that portion more particularly described as follows:

Commencing at the Southeast corner of Lot 3 of said Short Plat No. 27-78;
thence South 52°03'39" West a distance of 143.98 feet along the Southerly line of said Lot 3 to the TRUE POINT OF BEGINNING;
thence continuing South 52°03'39" West along said Southerly line a distance of 112.11 feet;
thence North 79°36'25" East a distance of 51.65 feet;
thence North 32°15'12" East a distance of 70.49 feet to an intersection with the Southerly line of said Lot 3 and the TRUE POINT OF BEGINNING.

TOGETHER WITH an undivided 1/8th interest in the strip set forth on said Short Plat as a private road and labeled "Tract A, Sauk City Road," also

TOGETHER WITH that portion of Lot 3 of said Short Plat 27-78 more particularly described as follows:

Beginning at the Southeast corner of said Lot 3;
thence South 52°03'39" West along the Southerly line of said Lot 3 a distance of 143.98 feet;
thence North 32°15'12" East a distance of 17.28 feet;
thence North 41°54'15" East a distance of 128.33 feet to an intersection with the Easterly line of said Lot 3; said intersection point being a point on a non-tangent curve to the right whose radius point bears South 44°14'17" East and is 163.88 feet distant;
thence Southeasterly along said curve through a central angle of 09°59'00" an arc distance of 28.55 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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