

When recorded return to:

Mr. Ian Yeats
24101 Crabapple Lane
Sedro Woolley, WA 98284



201111300119
Skagit County Auditor

11/30/2011 Page 1 of 2 3:52PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 140709-OE

Grantor: David R. Luchi and Rose M. Luchi
Grantee: Ian Yeats

LAND TITLE OF SKAGIT COUNTY
140709-OE

Statutory Warranty Deed

THE GRANTOR DAVID R. LUCHI and ROSE M. LUCHI, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to IAN YEATS, a married man, as his separate property the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot B Survey #8812060090; Ptn Gov Lot 6, 6-35-5 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350506-0-018-0008, P38507

tax 1992 Goldenwest Brookhaven 45x27 WH 11432A

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. 140709-OE.

Dated November 16, 2011

David R Luchi

David R. Luchi

Rose M Luchi

Rose M. Luchi

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113642
NOV 30 2011

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3360.30
Skagit Co. Treasurer
By *MAM* Deputy

I certify that I know or have satisfactory evidence that **David R. Luchi and Rose M. Luchi** 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: November 17, 2011

Karen Ashley

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



EXHIBIT A

Schedule "A-1"

140709-OE

DESCRIPTION:

PARCEL "A":

That portion of Government Lot 6 of Section 6, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Southwest corner of said Government Lot 6;
thence South 87°58'10" East a distance of 26.13 feet to the East right of way of State Highway SR-9;
thence North 4°39'29" East along said East right of way line a distance of 416.00 feet to Point "A";
thence South 87°58'10" East a distance of 416.00 feet to the point of beginning of this description;
thence North 4°39'29" East a distance of 60.06 feet;
thence South 87°58'10" East a distance of 168.44 feet;
thence North 4°39'29" East a distance of 385.19 feet to the North line of the South ½ of the North 2/3 of said Government Lot 6;
thence South 87°35'17" East along the North line of the South ½ of the North 2/3 a distance of 238.86 feet to the East line of said Government Lot 6;
thence South 0°50'54" West along the East line of said Government Lot 6, a distance of 202.82 feet to the Northwest corner of the South ½ of the Northeast ¼ of the Southwest ¼ of said Section 6;
thence South 12°58'36" West a distance of 668.14 feet to the South line of said Government Lot 6;
thence North 87°58'10" West along the South line of said Government Lot 6 a distance of 324.09 feet;
thence North 4°39'29" East a distance of 416.00 feet to the point of beginning of this description.

Also known as Tract B of Survey recorded under Auditor's File No. 8812060090 in Volume 8 of Surveys, page 95.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over, under and through a 60 foot wide strip of land lying North of, adjacent to and contiguous with the South line of Tract A of said Survey.

Situate in the County of Skagit, State of Washington.



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LPB 11-05(i-1)
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