

When recorded return to:

Mr. and Mrs. Gerald W. Beadle  
P.O. Box 86  
Olga, WA 98279-0086



201205010082  
Skagit County Auditor

5/1/2012 Page 1 of 2 4:04PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 142001-OAE

**LAND TITLE OF SKAGIT COUNTY**

**Grantor: Thomas O. Masten and Kathleen A. Garde**  
**Grantee: Gerald W. Beadle and Laura N. Beadle**  
**Tax Parcel Number(s): P32589/350135-2-001-1406**  
**Abbreviated Legal: Ptn SW 1/4 of NW 1/4, 35-35-1 E W.M. (Aka Tr. 3, SP #10-89).**

**Statutory Warranty Deed**

**THE GRANTOR(S) THOMAS O. MASTEN AND KATHLEEN A. GARDE, HUSBAND AND WIFE** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **GERALD W. BEADLE AND LAURA N. BEADLE, HUSBAND AND WIFE GRANTEE(S)** the following described real estate, situated in the County of **Skagit**, State of **Washington**

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. 142001-OAE.

Dated April 26, 2012

\_\_\_\_\_  
Thomas O. Masten

\_\_\_\_\_  
Kathleen A. Garde

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Thomas O. Masten and Kathleen A. Garde**

the person who appeared before me, and said person acknowledged that they  
signed this instrument and acknowledged it to be their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 4/27/12  
  
  
\_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 7-10-14

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
**2012 1239**  
**MAY 01 2012**  
Amount Paid \$ 8015.00  
Skagit Co. Treasurer  
By MM Deputy

PARCEL "A":

Lot 3, Skagit County Short Plat No. 10-89, approved July 25, 1989, and recorded August 2, 1989, in Volume 8 of Short Plats, page 150, under Auditor's File No. 8908020066, records of Skagit County, Washington; being a portion of the Southwest ¼ of the Northwest ¼ of Section 35, Township 35 North, Range 1 East, W.M.

TOGETHER WITH a non-exclusive easement for access, egress and utilities over and across a portion of Lot 2, as delineated on the face of the Short Plat.

ALSO TOGETHER WITH easement rights over and across a portion of Lot 1 of the Short Plat, as established by Deed recorded December 19, 1989, under Auditor's File No. 8912190040.

EXCEPT that portion of said Lot 3 lying Easterly of the Westerly line of Spinnaker Lane extended Southerly as delineated on the face of the "PLAT OF THE POINTE DIV. NO. 3," as per plat recorded in Volume 14 of Plats, pages 151, 152 and 153, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 4, Skagit County Short Plat No. 10-89, approved July 25, 1989, and recorded August 2, 1989 in Volume 8 of Short Plats, page 150, under Auditor's File No. 8908020066, records of Skagit County, Washington; located in Section 35, Township 35 North, Range 1 East, W.M., more particularly described as follows:

Beginning at the Southeast corner of Lot 3 of said Short Plat;  
thence North 20°46'39" West, along the Easterly line of said Lot 3, a distance of 28.79 feet;  
thence continue along said line, North 41°51'46" West, a distance of 36.45 feet to the true point of beginning;  
thence continue along said line North 41°51'46" West, 13.55 feet;  
thence continue along said line North 47°58'53" West, 62.78 feet to the intersection with the South line of Lot 33, "PLAT OF THE POINTE DIV. NO. 3," as per plat recorded in Volume 14 of Plats, pages 151, 152 and 153, under Auditor's File No. 9011050014, records of Skagit County, Washington;  
thence South 83°40'52" East along said South line, a distance of 60.24 feet to the intersection with the West margin of Spinnaker Lane as shown on said plat;  
thence South 6°19'08" West along said margin a distance of 21.88 feet to the beginning of a curve to the left, having a radius of 325 feet;  
thence along the arc of said curve through a central angle of 3°29'35" an arc distance of 19.82 feet to a point of reverse curve;  
thence along a curve to the right having a radius of 1,066.70 feet through a central angle of 0°12'53" an arc distance of 4.00 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

LPB 10-05(i-1)  
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