

When recorded return to:

Mr. and Mrs. Billy R. Edge  
10871 Alfred Street  
Rockport, WA 98283



201304190067  
Skagit County Auditor

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Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 145980-SE

Grantor: John M. Warner  
Grantee: Billy R. Edge and Brooke J. Edge

LAND TITLE OF SKAGIT COUNTY

145980-SE

### Statutory Warranty Deed

THE GRANTOR JOHN WARNER, a single man, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BILLY R. EDGE and BROOKE J. EDGE, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

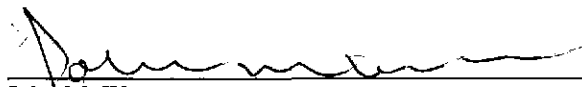
Abbreviated Legal: Ptn Gov. Lot 1, 26-35-9 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350926-0-037-0007, P44731

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. 145980-SE.

Dated April 9, 2013

  
John M. Warner

20131386  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

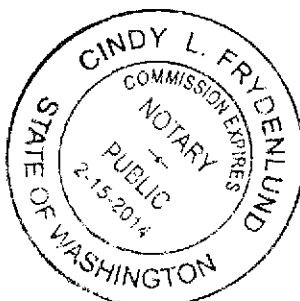
APR 19 2013

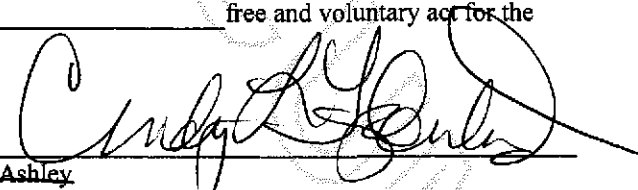
Amount Paid \$ 895.00  
By  Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John M. Warner is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 10, 2013



  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 9/11/2014 2-15-14

## EXHIBIT A

### DESCRIPTION:

That portion of the below described Parcels "A" and "B" (said portion being known as "Tract Y" of that Quit Claim Deed recorded September 26, 2007, under Skagit County Auditor's File No. 200709260074), more fully described as follows:

#### Tract "Y":

Begin at the Southeasterly corner of said Tract "A"; thence Northwesterly along the Southwesterly line of said Tract "A" 170 feet, more or less, to the Southeasterly line of that certain tract conveyed to the State of Washington as Parcel "C" on deed recorded as Auditor's File No. 498236; thence Northeasterly along the Southeasterly line of said State of Washington tract, a distance of 15 feet, more or less, to a point on a line parallel with and 15 feet Northeasterly of the Southwesterly line of said Parcel "A", said point being the True Point of Beginning; thence Southeasterly parallel with the Southwesterly line of said Parcel "A", a distance of 95 feet, more or less, to a point on a line parallel with and 75 feet Northwesterly of the Southeasterly line of said Parcel "A"; thence Northeasterly along said parallel line and its Northeasterly extension to the Northerly line of Parcel "B"; thence Westerly and Southwesterly along the Northerly and Northwesterly line of said Parcel "B" to the Westerly corner of Parcel "B", said corner being the Northwesterly corner of Parcel "A"; thence Southwesterly along the Northwesterly line of Parcel "A" to the True Point of Beginning.

(Parcels "A" and "B", as shown at Exhibit "A" of said Quit Claim Deed # 200709260074)

#### Parcel "A":

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point North 31°08' East 225 feet and South 58°52' East 30 feet from the Northeast corner of Lot 1, Block 7, "ROCKPORT", as per plat recorded in Volume 3 of Plats, page 79, records of Skagit County, Washington;" thence from said point of beginning run South 58°52' East 200 feet; thence North 31°08' East 209 feet; thence North 58°52' West 200 feet; thence South 31°08' West 209 feet to the point of beginning;

EXCEPT that portion thereof conveyed to the State of Washington for road purposes by Deed dated January 5, 1954, and recorded February 16, 1954, under Auditor's File No. 498236.



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DESCRIPTION CONTINUED:

Parcel "B":

That portion of the following described tract which is located South of State Highway 20;

That portion of the Southeast  $\frac{1}{4}$  of Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point North  $31^{\circ}8'$  East 434 feet and South  $58^{\circ}52'$  East 30 feet from the Northeast corner of Lot 1, Block 7, "PLAT OF ROCKPORT", said point being the Northwest corner of a tract conveyed November 12, 1946, to Louis LaFleur by Deed recorded under Auditor's File No. 398038;  
thence North  $11^{\circ}40'$  East 260 feet;  
thence South  $58^{\circ}52'$  East 250 feet;  
thence South  $11^{\circ}49'$  West 260 feet;  
thence North  $58^{\circ}52'$  West 250 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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