

When recorded return to:

Mr. and Mrs. Charles A. Roozekrans  
13244 Bridgeview Way  
Mount Vernon, WA 98273



201306120081

Skagit County Auditor \$73.00  
6/12/2013 Page 1 of 2 12:30PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 146471-SE

Grantor: Dennis G. Thomason and Donna M. Thomason  
Grantee: Charles A. Roozekrans and K. Renee Roozekrans

LAND TITLE OF SKAGIT COUNTY Statutory Warranty Deed

146471-SE

THE GRANTOR DENNIS G. THOMASON and DONNA M. THOMASON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CHARLES A. ROOZEKRANS and K. RENEE ROOZEKRANS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: A: Lot 2, SP 93-033, Ptn NW 1/4 SW 1/4, 32-35-3 E; B: Ptn Lots 3-5, Bridgewater Estates, Ph. 1.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350332-0-022-0100, P103464, 4626-000-005-0100, P109111

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. 146471-SE.

Tax Parcel Number(s): 350332-0-022-0100, P103464, 4626-000-005-0100, P109111

Dated 6-10-2013

Dennis G. Thomason  
Dennis G. Thomason

Donna M. Thomason  
Donna M. Thomason

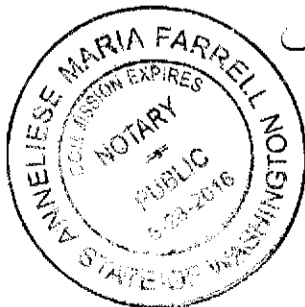
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2013 2199  
JUN 12 2013

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 7837.00  
Skagit Co. Treasurer  
By kk Deputy

I certify that I know or have satisfactory evidence that Dennis G. Thomason and Donna M. Thomason 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: 6/10/13



Anneliese Maria Farrell  
Notary Public in and for the State of Washington  
Residing at La Conch  
My appointment expires: 6/20/16

## EXHIBIT A

### PARCEL "A":

Lot 2, Short Plat No. 93-033, approved August 20, 1993, recorded August 20, 1993 in Book 10 of Short Plats, pages 223 and 224, under Auditor's File No. 9308200096, and being a portion of the Southwest ¼ of Section 32, Township 35 North, Range 3 East, W.M.

TOGETHER WITH that certain 20 foot wide easement for ingress, egress and utilities over, under and across the West 20 feet of Lot 6, "FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I", as per plat recorded in Volume 15 of Plats, pages 174 and 175, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

Those portions of Lots 3, 4 & 5, "FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I", as per plat recorded in Volume 15 of Plats, pages 174 and 175, records of Skagit County, Washington, and being more particularly described as follows:

Beginning at the Southeast corner of said Lot 5, "FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I", (also being the Northeast corner of Lot 2 of Skagit County Short Plat No. 93-033, approved August 20, 1993, and recorded August 20, 1993, in Volume 10 of Short Plats, pages 223 and 224, under Skagit County Auditor's File Number 9308200096, being a portion of the Southwest ¼ of Section 32, Township 35 North, Range 3 East, W.M.);

thence North 89°43'25" West 440.83 feet along the North line of said Lot 2, Skagit County Short Plat No. 93-033 (also being the South line of Lots 3, 4 and 5, ("FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I") to the Northwest corner of said Lot 2, Skagit County Short Plat No. 93-033; thence North 0°24'54" East 15.24 feet along the Northerly projection of the West line of said Lot 2, Skagit County Short Plat No. 93-033, to an existing East-West fence line as the same is shown on the face of said "FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I";

thence South 89°09'11" East 440.84 feet more or less along said East-West fence or fence line projected to the East line of said Lot 5, "FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I";

thence South 0°24'54" West 12.00 feet along the East line of said Lot 5 to the point of beginning.

Situate in the County of Skagit, State of Washington.



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