

When recorded return to:

Mr. James S. Lear
11510 Panorama Drive
Sedro-Woolley, WA 98284



Skagit County Auditor \$73.00
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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 149082-SE

Grantor: Duane C. Wade and Joan Wade
Grantee: James S. Lear

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR DUANE C. WADE and JOAN WADE, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES S. LEAR, a single man the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NE 1/4; 33-35-5 E W.M. (Aka Tr 39 Panoramic Plateau/Steelhead Bend)

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350533-1-001-1919, P40568

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. 149082-SE.

Tax Parcel Number(s): 350533-1-001-1919, P40568

Dated 4-18-14
Duane C. Wade
Duane C. Wade

Joan Wade
Joan Wade

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141328
APR 23 2014

STATE OF Oregon
COUNTY OF Deschutes } SS:

Amount Paid \$ 4544.00
Skagit Co. Treasurer
By HTS Deputy

I certify that I know or have satisfactory evidence that Duane C. Wade and Joan Wade 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: 4/18/14

Michael E. Herzog

Notary Public in and for the State of Oregon
Residing at Redmond, OR 97756
My appointment expires: 6/13/2015

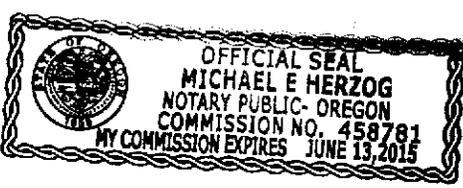


EXHIBIT A

That portion of the Northeast $\frac{1}{4}$ in Section 33, Township 35 North, Range 5 East, W.M., records of Skagit County, Washington, more particularly described as follows:

Beginning at the Northwest corner of said subdivision;
thence North $88^{\circ}26'49''$ East, 1,378.13 feet;
thence South $00^{\circ}33'37''$ West 1,676.16 feet;
thence North $89^{\circ}25'29''$ East parallel with the East/West centerline of said Section 33, 529.32 feet to the point of beginning;
thence continuing North $89^{\circ}25'29''$ East, 220.00 feet;
thence North $00^{\circ}33'37''$ East, 990.00 feet;
thence South $89^{\circ}25'29''$ West parallel with the East/West centerline of said Section 33, 220.00 feet;
thence South $00^{\circ}33'37''$ West, 990.00 feet to the point of beginning.
(Being known as Tract 39, Panoramic Plateau, also known as Tract 39 of the unrecorded plat of Steelhead Bend.)

TOGETHER WITH and subject to an easement 100 feet in width for ingress, egress and utilities over and across Section 33, Township 35 North, Range 5 East, W.M., the centerline of which is described as follows:

Beginning at the East $\frac{1}{4}$ corner of said Section 33;
thence South $89^{\circ}25'29''$ West, along the East/West centerline of said Section 33, a distance of 1,000.00 feet;
thence South $03^{\circ}00'16''$ West, 505 feet, more or less, to a point on the North line of the County road known as the Old Day Creek Road, said point also being the point of beginning of herein described centerline;
thence North $03^{\circ}00'16''$ East, 505 feet, more or less, to the East/West centerline of said Section 33;
thence continuing North $03^{\circ}00'16''$ East, 250.43 feet;
thence South $89^{\circ}25'29''$ West, parallel to said East/West centerline of Section 33, a distance of 420.00 feet;
thence North $00^{\circ}33'37''$ East, 740.00 feet;
thence North $89^{\circ}25'29''$ East, parallel to said East/West centerline of Section 33, a distance of 1,409.32 feet to the terminus of herein described centerline.

Situate in the County of Skagit, State of Washington.



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