



Land Title Company
of Skagit County

628

SK:

95 OCT -9 P2:21

Filed for Record at Request of
Land Title Company of Skagit County

AFTER RECORDING MAIL TO:

Name Landex Associates, Inc.
Address 4504 Kingsway
City, State, Zip Anacortes, WA 98221

This Space Reserved For Recorder's Use:	
RECORDED	FILED
REQUEST OF _____	

9510090036

Escrow Number: T-76289-E

FIRST AMERICAN TITLE CO.

(FULFILLMENT)

45938

Statutory Warranty Deed

THE GRANTOR NIELSEN BROTHERS, INC., A Washington corporation

for and in consideration of Fulfillment of Real Estate Contract

in hand paid, conveys and warrants to LANDEX ASSOCIATES, INC., a Washington corporation, as to an undivided one-half interest and TED TREPANIER, an unmarried man as his sole property, as to an undivided one-half interest the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A

7659
 SKAGIT COUNTY WASHINGTON
 Real Estate Excise Tax
 PAID
 APR 20 1995
 Amount Paid \$ 13,005.00
 Skagit County Treasurer
 By: [Signature] Deputy

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated April 19, 1995, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on April 19, 1995, Rec. No. 7659

Dated this 19th day of April, 1995

By Nielsen Brothers, Inc.

By _____
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

By [Signature]
Robert C. Nielsen, President

By _____ OCT - 9 1995

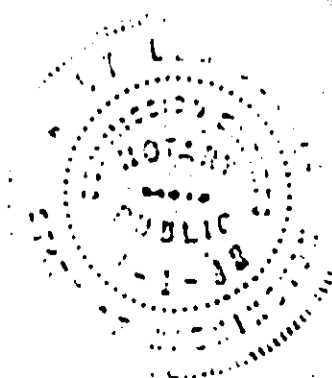
STATE OF Washington
County of Skagit } SS:

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Robert C. Nielsen is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the President of Nielsen Brothers, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 20, 1995

[Signature]
Nancy Lea Cleave
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9-1-98



9510090036

BK 1482160573

LFB-11

Exhibit A

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 34 North, Range 2 East, W.M., lying West of the following described line:

Beginning at the Southeast corner of said Section 4;
thence South 89 degrees 02'43" West along the South line thereof, a distance of 672.32 feet to the point of beginning of this description;
thence North 02 degrees 57'37" East, a distance of 702.16 feet;
thence North 12 degrees 05'04" West, a distance of 594.48 feet to the North line of said subdivision and the terminal point of this line description.

TOGETHER WITH that portion of Government Lots 1, 2 and 3 and the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of said Government Lot 3;
thence North 00 degrees 35'36" West along the West line thereof and the West line of said Southwest 1/4 of the Northeast 1/4, a distance of 1,021.6 feet, more or less, to the Northwest corner of the South 330.00 feet of said Southwest 1/4 of the Northeast 1/4;
thence North 89 degrees 02'43" East, a distance of 1,314.53 feet to the Northeast corner of said South 330.00 feet;
thence North 00 degrees 06'25" West along the West line of Government Lots 2 and 1, a distance of 2,309.82 feet to the North line of said Section 9;
thence North 89 degrees 02'43" East along said Section line, a distance of 661.81 feet to a point which is 672.32 feet from the Northeast corner of said Section 9;
thence South 21 degrees 44'42" East, a distance of 619.22 feet;
thence South 00 degrees 34'41" East, a distance of 644.17 feet;
thence South 22 degrees 12'49" West, a distance of 283.19 feet;
thence South 16 degrees 49'38" West, a distance of 530.00 feet;
thence South 23 degrees 24'46" West, a distance of 1,706.49 feet to the South line of Government Lot 3;
thence Westerly along the South line of Government Lot 3 to the point of beginning.

EXCEPT the following described tract:

Beginning at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 4;
thence South 00 degrees 23'15" West along the West line thereof, a distance of 150.00 feet;
thence North 89 degrees 28'53" East parallel with the North line of said subdivision, a distance of 100.00 feet;
thence North 00 degrees 23'15" East parallel with the West line of said subdivision, a distance of 150.00 feet to the North line of said subdivision;
thence South 89 degrees 28'53" West along said North line, a distance of 100.00 feet to the point of beginning,

AND EXCEPT County road along the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 4,

AND EXCEPT the West 20.00 feet of the South 330.00 feet of the Southwest 1/4 of the Northeast 1/4 of Section 9,

AND EXCEPT the West 20.00 feet of said Government Lot 3, all as conveyed to Skagit County for road purposes by deed recorded September 15, 1913, in Volume 93 of Deeds, page 312.

TOGETHER WITH all tidelands of the second class, as conveyed by the State of Washington in deed recorded May 21, 1912, under Auditor's File No. 91418, lying in front of, adjacent to and abutting upon that portion of Government Lot 3 in Section 9, Township 34 North, Range 2 East, W.M., lying East of the East line of the Jessie Thompson Road No. 241 produced South, EXCEPT that portion thereof lying Easterly of a line extending into the tidelands from Government Lot 3 being South 23 degrees 24'46" West.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the existing road located on Grantor's property to the east, 30 feet on either side of the center line of said existing road, leading from Stevenson Road to Grantee's east line. If said easement is required to be dedicated to Skagit County to meet their road requirements at any time in the future, Grantor agrees this easement shall be converted to a dedicated County road.

Seller retains timber rights on the above described real estate for three (3) years from date of recording of the subject Real Estate Contract, or until the timber is harvested, whichever is sooner, pursuant to Paragraph 5 of that certain Real Estate Purchase and Sale Agreement between the parties hereto dated October 29, 1994, the provisions of which are incorporated by this reference.

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BK1482160574