

3/10

WHEN RECORDED RETURN TO:

NANCY W SPEARS
1784 WEST BIG LAKE BLVD
MT VERNON, WA 98273

KATHY HILL
SKAGIT COUNTY CLERK

9807020067

98 JUL -2 P12:54

RECORDED FILED

8/29/98

LAND TITLE COMPANY OF SKAGIT COUNTY

STATUTORY WARRANTY DEED

0380413252 343

THE GRANTOR(S) MARIE A RYAN, A SINGLE PERSON

FOR AND IN CONSIDERATION OF TEN DOLLARS (10.00) AND OTHER GOOD AND VALUABLE
CONSIDERATION IN HAND PAID, CONVEYS AND WARRANTS TO: NANCY W SPEARS,
AN UNMARRIED INDIVIDUAL AS HER SEPARATE ESTATE

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT,
STATE OF WASHINGTON:
LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF:

Ptn Tr E Big Lake Waterfront Tracts

24264
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUL - 2 1998

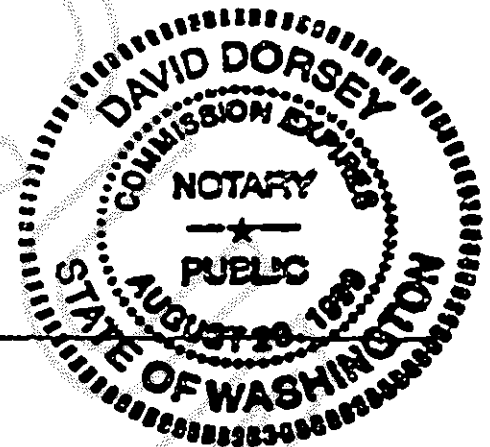
Amount Paid \$ 2065.50
Skagit County Treasurer
By: *[Signature]* Deputy

Tax # 3862-000-068-0109

Including easements, restrictions, rights, reservations, zoning, conditions
and/or covenants of record. Including but not limited to those encumbrances
on face of plat or filed under recording numbers:

DATED: JUNE 30, 1998

[Signature of Marie A Ryan]
MARIE A RYAN



STATE OF WASHINGTON
COUNTY OF Snohomish

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
MARIE A RYAN
SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE FREE AND VOLUNTARY
ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 7/1/98

[Signature of David Dorsey]
NOTARY'S SIGNATURE

DAVID DORSEY
NOTARY'S PRINTED NAME
RESIDING AT Everett WASHINGTON.

MY APPOINTMENT EXPIRES: 8/29/99

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BK1836PG0119

DESCRIPTION:

PARCEL "A":

That portion of Tract "E" of "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Tract "E";
thence East along the North line thereof, 566 feet to the true point of beginning;
thence South 160.4 feet;
thence East on a line parallel with the North line of said Tract to Big Lake Boulevard;
thence Northwesterly along said Big Lake Boulevard to the Northeast corner of said Tract "E";
thence West along the North line thereof to the true point of beginning,

EXCEPT the following described tract:

Beginning at the Northeast corner of said Tract "E";
thence Southeasterly along the Westerly line of Big Lake Boulevard, 100 feet;
thence West parallel to the North line of said Tract "E", 60 feet;
thence Northwesterly parallel to Big Lake Boulevard, 100 feet to the North line of said Tract "E";
thence East along said North line, 60 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Tract "E" of "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Tract "E";
thence South 89°13'31" East along the North line of said Tract "E", a distance of 566.0 feet;
thence South 0°46'29" West, a distance of 160.4 feet to the true point of beginning;
thence South 89°13'31" East, parallel with the North line of said Tract "E", a distance of 634.70 feet to the Westerly line of West Big Lake Boulevard;
thence South 87°24'20" West, a distance of 177.81 feet;
thence South 64°57'19" West, a distance of 52.92 feet;
thence North 87°19'36" West, a distance of 54.03 feet;
thence North 87°03'42" West, a distance of 168.86 feet;
thence North 86°36'04" West, a distance of 56.35 feet;
thence North 63°01'47" West, a distance of 111.19 feet to the East line of the West 566 feet of Tract "E";
thence North 0°46'29" East along said line, a distance of 10.00 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

SUBJECT TO AN EASEMENT WHICH IS RESERVED FOR SELLER AND HER HEIRS, SUCCESSORS AND ASSIGNS, IN THE FORM ATTACHED HERETO.

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BK1836PG0120

ACCESS EASEMENT

A 60.00 foot easement for ingress, egress, and utilities, over, under and across that portion of that portion of Tract "E", of Big Lake Water Front Tracts, Skagit County, according to the plat thereof, recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington lying Northerly and abutting the following described line:

COMMENCING at the Northwest corner of said Tract "E", thence South $89^{\circ}13'31''$ East along the north line of said Tract "E", a distance of 566.00 feet; thence South $0^{\circ}46'29''$ West a distance of 160.40 feet; thence South $89^{\circ}13'31''$ East parallel to the north line of said Tract "E", a distance of 634.70 feet to the westerly line of West Big Lake Boulevard and the POINT OF BEGINNING of said line and 60.00 foot easement; thence South $87^{\circ}24'20''$ West a distance of 177.81 feet; thence South $64^{\circ}57'19''$ West a distance of 22.19 feet to a point hereinafter referred to as Point B; and the terminus of said line and 60.00 foot easement.

TOGETHER WITH a 20.00 foot easement for said purposes, over that portion of said Tract "E", lying Northerly and abutting the following described line:

BEGINNING aforementioned Point B, thence South $64^{\circ}57'19''$ West a distance of 30.73 feet; thence North $87^{\circ}19'36''$ West a distance of 54.03 feet; thence North $87^{\circ}03'42''$ West a distance of 168.86 feet; thence North $86^{\circ}03'42''$ West a distance of 168.86 feet; thence North $86^{\circ}36'04''$ West a distance of 56.35 feet; thence North $63^{\circ}01'47''$ West a distance of 111.19 feet to the east line of the West 566.00 feet of said Tract "E" and the terminus of said line and 20.00 foot easement.

The side line of said easements shall be lengthen or shorten as to terminate on the westerly line of West Big Lake Boulevard and the east line of the West 566.00 feet of said Tract "E".

TOGETHER WITH an easement to make cuts and fills for roadway purposes lying Northerly and abutting the north line of the above described 60.00 foot and 20.00 foot ingress and egress easements.

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SK 1836 PG 0121

map