



199908090103

Kathy Hill, Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name PHILLIP J. SEDLACEK, DIANE P. SEDLACEK
Address 8225 SE 59TH
City, State, Zip MERCER ISLAND, WA 98040
B59961

Filed for Record at Request of First American Title of Skagit County

FIRST AMERICAN TITLE CO

B5961E

Statutory Warranty Deed

ORIGINAL

THE GRANTOR JACK R. WALLACE and ELIZABETH A. WALLACE, Husband and Wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to PHILLIP J. SEDLACEK and DIANE P. SEDLACEK, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: Paragraphs A through J, inclusive of Schedule B-1 of First American Title Company's Preliminary Commitment for Title Insurance No. 59961. 2nd Half 1999 Taxes.

ABBREVIATED LEGAL: Lot 8, "Dunlap & Jenne's Camping Tracts"

30851
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 09 1999

Amount Paid \$ 4,972.50
Skagit County Treasurer
By: [Signature] Deputy

Assessor's Property Tax Parcel Account Number(s): R65148, 3906-000-008-0001

Dated this 9th day of August, 1999.

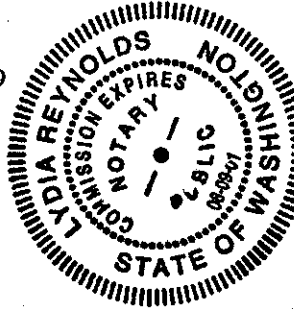
[Signature]
JACK R. WALLACE

[Signature]
ELIZABETH A. WALLACE

STATE OF WASHINGTON }
COUNTY OF Skagit } SS

I certify that I know or have satisfactory evidence that JACK R. WALLACE and ELIZABETH A. WALLACE are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 9, 1999



Lydia Reynolds

[Signature]

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 8/9/2001

Exhibit "A"

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 8, "DUNLAP & JENNE'S CAMPING TRACTS", as per plat recorded in Volume 4 of Plats, page 48, records of Skagit County, Washington.

TOGETHER WITH that portion of the vacated Harold R. Roney Road #295 which has reverted thereto by operation of law.

TOGETHER WITH that portion of the second class tidelands conveyed by the State of Washington by Deed under Auditor's File No. 240485, situate in front of, adjacent to or abutting thereon and lying between the East and West lines of said Government Lot 2, extended Northerly, EXCEPT that portion of said tidelands lying within the boundaries of a tract conveyed by the State of Washington to Jon Earls for cultivation of oysters by Deed dated October 15, 1901, recorded November 9, 1942, in Volume 187 of Deeds, page 427, under Auditor's File No. 357411, and ALSO EXCEPT mineral rights as reserved by the State of Washington in Deed recorded January 21, 1931 under Auditor's File No. 240485.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress 16 feet in width along base of hill as established by Deed dated February 23, 1927 and recorded December 11, 1933 under Auditor's File No. 259121 over and across Lots 4, 5, 6 and 7 of said plat and over and across a portion of Government Lot 1 of Section 26, Township 36 North, Range 2 East, W.M.



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