



199908170199

Kathy Hill, Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name GARY D. FRIZZELL, VICKIE D. FRIZZELL  
Address 326 THRESHER AVE.  
City, State, Zip SEDRO WOOLLEY, WA 98284  
B59894

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

FIRST AMERICAN TITLE CO.

B59894E-2

Statutory Warranty Deed

ORIGINAL

THE GRANTOR GEORGE AMMONS, as his separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to GARY D. FRIZZELL and VICKIE D. FRIZZELL, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit "A" attached hereto and made a part hereof.

Subject to: See Exhibit "B" attached hereto and made a part hereof.

TOGETHER WITH: That certain 1982 Mobile Home, Gibraltar, 56X14, VIN#95938

ABREVIATED LEGAL: Section 1, Township 34, Range 4; Ptn. Gov. Lot 6

31008  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

AUG 17 1999

Amount Paid \$336.60  
Skagit County Treasurer  
By: [Signature] Deputy

Assessor's Property Tax Parcel Account Number(s): 340401-0-041-0014, R23320

Dated this 12th day of August, 1999.

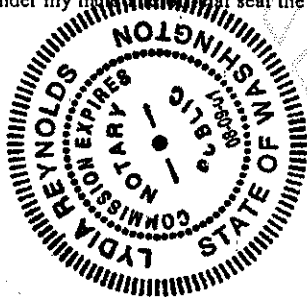
George Ammons by Merry C. Morgan OOA  
GEORGE AMMONS  
By: Merry C. Morgan, as his Attorney-in-Fact  
George Ammons by Elaine Stafford FPA  
GEORGE AMMONS  
By: Elaine Stafford as his Attorney-in-Fact

STATE OF WASHINGTON, }  
County of Skagit } ss.

ACKNOWLEDGMENT - Attorney In Fact

On this 12th day of August, 1999, before me personally appeared Merry C. Morgan and Elaine Stafford to me known to be the individual who executed the foregoing instrument as Attorney In Fact for George Ammons and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.



Lydia Reynolds

*Lydia Reynolds*  
Notary Public in and for the State of Washington,  
residing at MountVernon

My appointment expires 8/9/2001

STATE OF WASHINGTON, }  
County of } ss.

ACKNOWLEDGMENT - Self & Attorney In Fact

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me personally appeared \_\_\_\_\_ to me known to be the individual described in and who executed the foregoing instrument for \_\_\_\_\_ self and as Attorney in Fact for \_\_\_\_\_ and acknowledged that \_\_\_\_\_ signed and sealed the same as \_\_\_\_\_ free and voluntary act and deed for \_\_\_\_\_ self and also as \_\_\_\_\_ free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_

My appointment expires \_\_\_\_\_

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_ dated \_\_\_\_\_.



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Exhibit "A"

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

Parcel "A":

The South 210 feet of the following described tract situated in Government Lot 6, Section 1, Township 34 North, Range 4 East, W.M.:

That portion of Government Lot 6, lying between the Westerly line of the Northern Pacific Railway Company right-of-way and the Easterly line of the paved State Road and Southerly of a fence which runs between a point on said Westerly line which is 549.7 feet Northerly of the point of intersection of said Westerly and Easterly lines and a point on said Easterly line which lies 537 feet Northerly of said point of intersection.

Said point of intersection being formerly described as being 332.5 feet East of and 1,139 feet South of the intersection of the Pickering and State Paved Road centerlines.

EXCEPT from all of the above, that portion thereof lying within the existing as-built 60 foot wide road right-of-way commonly known as State Highway 9.

Parcel "B":

That portion of the Government Lot 6 of Section 1, Township 34 North, Range 4 East, W.M., described as follows:

That portion of the West 50 feet of the 100 foot strip of land as conveyed to the Seattle, Lake Shore and Eastern Railway Company by instrument recorded January 22, 1890 in Volume 10 of Deeds, page 32 and lying between the Easterly extension of the Northerly and Southerly lines of Parcel "A" described hereinabove.



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Exhibit "B"

ENCROACHMENT DISCLOSED BY THE APPLICATION FOR TITLE INSURANCE AND AN UNRECORDED SURVEY IN THE COMPANY FILES, AS FOLLOWS:

- 1) The concrete parking pad and mobile home located on the subject property encroach over the North line on the subject property.
- 2) The mobile home is located entirely on the former railroad right-of-way shown as Parcel "B".

The above encroachments led the Company to do an inspection of the subject property which disclosed the following:

- (a) The water meter and water lines serving the subject property are located on property North of the subject property.
- (b) There is an unrecorded gravel driveway running between Front Street and the East line of Parcel "B".

A further check of the record disclosed a Survey recorded December 18, 1997 under Auditor's File No. 9712180058 in Volume 20 of Surveys, Page 26, which disclosed the following:

- (a) The gravel driveway mentioned above.
- (b) The East edge of the lawn on the subject property encroaches to the East.
- (c) A camper shell associated with the subject property lies North and East of the subject property



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