



200003210119

Kathy Hill, Skagit County Auditor  
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AFTER RECORDING MAIL TO:  
Ross Family Trust  
3703 91st Place S.E.  
Everett, WA 98208

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-92591-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Betty Jane Smaby  
Grantee(s): James E. Ross and Nancy J. Ross, Co-Trustees of the Ross Family...  
Trust dated, November 27, 1999  
Abbreviated Legal: a ptn of Gov. Lot 7, 36-34-4 E W.M.  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 340436-0-013-0009/P29876

**THE GRANTOR** Betty Jane Smaby, as her separate property  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to James E. Ross and Nancy J. Ross, Co-Trustees of  
the Ross Family Trust dated, November 27, 1999  
the following described real estate, situated in the County of Skagit, State of Washington:  
See Attached Exhibit A

34395

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

MAR 21 2000

See Attached Exhibit B  
Dated this 14th day of March, 2000

Amount Paid \$ 2,142.00  
Skagit Co. Treasurer  
By [Signature] Deputy

By [Signature] Betty Jane Smaby

By \_\_\_\_\_ By \_\_\_\_\_

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Betty Jane Smaby  
\_\_\_\_\_ is the person \_\_\_\_\_ who appeared before me, and said  
person \_\_\_\_\_ acknowledged that she signed this instrument and acknowledged it to be she free and  
voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 14, 2000

[Signature]  
Nancy Lea Cleave  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 9/01/2002

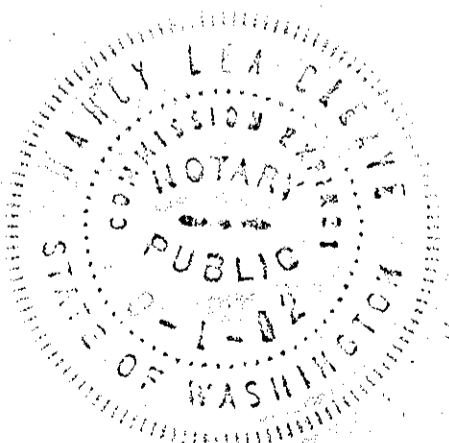


Exhibit A

PARCEL "A":

That portion of Government Lot 7 in Section 36, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the Westerly boundary line of the right of way of the Northern Pacific Railway Co., a distance of 150 feet South of the North line of said Lot 7;  
thence West parallel with the North line of said Lot 7 to Big Lake;  
thence Southerly following the shore of Big Lake to a point 250 feet South of the North line of said Lot 7;  
thence East parallel with said lot line to the said railway right of way;  
thence Northerly, following said right of way line to the point of beginning.

TOGETHER WITH a right of way or easement upon, over and across 30 feet of land adjacent to the Westerly right of way line of said railway from the North line of said Tract to the North line of said Lot 7, as a means of ingress and egress to said main tract.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the 100 foot wide railroad right-of-way known as the Northern Pacific Railroad, in the Southeast 1/4 of Section 36 Township 34 North, Range 4 East, W.M., lying between the Easterly extensions of both the North and South lines of that certain tract conveyed to Lloyd G. Smaby, et ux, by deed recorded January 1, 1966, under Auditor's File No. 678025;

EXCEPT that portion thereof, if any, lying within the existing, as-built right-of-way of State Highway 9.

Situate in the County of Skagit, State of Washington.



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## Exhibit B

SUBJECT TO Easement recorded February 3, 1944 under Auditor's Nos. 368836 and 368837; Easement recorded January 26, 1979 under Auditor's No. 895507; Conditions contained in Deed recorded under Auditor's No. 9506090100; The effect, if any of a survey recorded under Auditor's File No. 9507060042; Right of the State of Washington to that portion, if any, which lies below the line of ordinary high water of Big Lake; Any prohibition of or limitation of use resulting from the rights of the public to use any portion which is now, or has formerly been, covered by water.



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