

AFTER RECORDING MAIL TO:  
David Rowland  
15046 NOOKACHAMPS ROAD  
MOUNT VERNON, WA 98273



200004050079

Kathy Hill, Skagit County Auditor  
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Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-92645-E

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

Grantor(s): Summit Engineers & Surveyors  
Grantee(s): David Rowland, Trudy Rowland  
Abbreviated Legal: a ptn of NW 1/4 of NE 1/4, 23-34-4 E W.M.  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 340423-0-016-0001/P27616

**THE GRANTOR** Summit Engineers and Surveyors, a Washington corporation  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to David Rowland and Trudy Rowland, husband and wife  
the following described real estate, situated in the County of Skagit , State of Washington:  
See Attached Exhibit A

34668  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

APR 05 2000

See Attached Exhibit B

Dated this 3rd day of April, 2000

By Summit Engineers & Surveyors

Amount Paid \$ 734.40  
Skagit Co. Treasurer  
By Deputy

By Young-Soo Kim, President

STATE OF Washington

County of Skagit

By

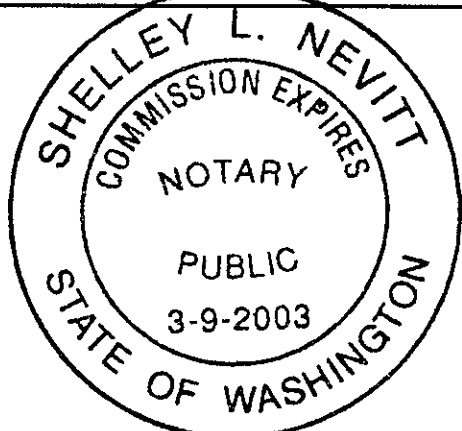
SS:

I certify that I know or have satisfactory evidence that Young-Soo Kim  
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 SUMMIT ENGINEERS & SURVEYERS

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: APRIL 3RD, 2000



Shelley L. Nevitt

Notary Public in and for the State of Washington

Residing at MT VERNON

My appointment expires: 3-9-2003

## Exhibit A

### PARCEL "A":

That portion of the Northwest 1/4 of the Northeast 1/4, Section 23, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision a distance of 781 feet East of the Northwest corner thereof;  
thence South a distance of 346.5 feet;  
thence West a distance of 260 feet to the true point of beginning;  
thence South a distance of 280 feet;  
thence West a distance of 220 feet, more or less, to Nookachamps Creek;  
thence Northerly along said creek to the Southwest corner of a tract conveyed to Fred L. Schleusner, et ux, by deed recorded October 27, 1959, under Auditor's File No. 587207, records of Skagit County, Washington;  
thence East to the Southeast corner of said Schleusner Tract;  
thence North along the East line of said tract to a point that is due West of the true point of beginning;  
thence East to the true point of beginning;

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the North 1/4 corner of said Section 23;  
thence South 87 degrees 25" East along the North line of said Section 23 a distance of 781 feet;  
thence South 02 degrees 35'00" West at right angles to said subdivision line, being also noted as South in that certain Real Estate Contract dated May 20, 1970, between Theodore Richey, the Seller, and Wallace A. Wold, the Purchaser, as recorded under Auditor's File No. 739913, records of Skagit County, Washington, a distance of 346.50 feet;  
thence North 87 degrees 25' West noted as West in said Real Estate Contract a distance of 260.00 feet to the Northeast corner of said Wold Parcel;  
thence South 02 degrees 35'00" West along the East line of said Wold Parcel, which is noted as South in said Real Estate Contract a distance of 280.00 feet to the true point of beginning;  
thence North 02 degrees 35'00" East along the East line of said Wold Parcel a distance of 280.00 feet;  
thence South 87 degrees 25' East a distance of 34.45 feet;  
thence South 05 degrees 49'01" East a distance of 296.07 feet;  
thence South 84 degrees 11'22" West a distance of 170.00 feet, more or less, to Nookachamps Creek;

thence Northerly along said Creek a distance of 40 feet, more or less, to the intersection with a line bearing North 87 degrees 25'00" West from the true point of beginning;  
thence South 87 degrees 25'00" East a distance of 100 feet, more or less, to the true point of beginning.

TOGETHER WITH an easement for road and utility purposes over and across the following described tract:

Beginning at a point 466 feet East of the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 23;  
thence South a distance of 346.5 feet, more or less, to the Southwest corner of a tract conveyed to Orville Garber and Isola Garber, husband and wife, by deed recorded October 21, 1969, under Auditor's File No. 586935, records of Skagit County, Washington;  
thence East along the South line of said Garber Tract a distance of 20 feet;  
thence North a distance of 346.5 feet, more or less, to a point on the North line of said subdivision that is 20 feet East of the point of beginning;  
thence West to the point of beginning;

Situate in the County of Skagit, State of Washington.

TOGETHER WITH a one-tenth (1/10) interest in a certain spring of water situated about 915 feet in a Southerly direction from the intersection of the county road and the Northern Pacific Railroad near Big Rock, and about 40 feet from said county road in a Westerly direction and between said county road and Big Rock.




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## Exhibit B

SUBJECT TO Any question that may arise due to shifting or changing in course of Nookachamps Creek; Easement recorded October 18, 1956 under Auditor's No. 543046; agreement recorded May 24, 1917, Auditor's No. 119184, Volume 106 of Deeds, page 615; Terms and Conditions of low flow mitigation summary recorded under Auditor's No. 200002090009; Agreement recorded under Auditor's No. 200002090010; Terms and conditions of critical area site plan recorded under Auditor's No. 200002090011.

  
JR



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