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Skagit County Auditor

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Return Address:

Thomas C. Gores, Esq.
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Seattle, Washington 98101
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FIRST AMERICAN TITLE CO.

ACCOMMODATION RECORDING ONLY

WILD

Document Title(s) (or transactions contained therein):

Statutory Warranty Deed

Document is being re-recorded to correct the legal description.

Reference Number(s) of Document assigned or released:

n/a

Grantor(s) (Last name first, then first name and initial(s)):

Mittelstaedt, Lester W.

Grantee(s) (Last name first, then first name and initial(s)):

Hammond, Charles H., Trustee of the Lester W. Mittelstaedt Residence Trust

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range):

The South Half of the following described property: Government Lot 4, Section 26,
Township 36 North, Range 1 East, W.M.

Assessor's Property Tax Parcel/Account Number(s):

360126-0-048-0001

360126-0-083-0007

360126-0-013-0002

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KATHY HILL
SKAGIT COUNTY AUDITOR

Return Address:

Thomas C. Gores, Esq.
Gores & Blais, P.S.
1420 Fifth Avenue, Suite 2600
Seattle, WA 98101-2314
(206) 628-2828

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Document Title(s)

(or transactions contained therein):
Statutory Warranty Deed

Reference Number(s)

of Document assigned or released:
N/A

RECORDED
44534 REQUEST
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 28 2001

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Grantor(s) (Last name first, then first name and initial(s):
Mittelstaedt, Lester W.

Grantee(s) (Last name first, then first name and initial(s):
Hammond, Charles H., Trustee of the Lester W. Mittelstaedt
Residence Trust

Legal Description (abbreviated: i.e., lot, block, plat or
section, township, range):

The South Half of the following described property: Government
Lot 4, Section 26, Township 36 North, Range 1 East, W.M.

Assessor's Property Tax Parcel/Account Number(s):

360126-0-048-0001
360126-0-083-0007
360126-0-013-0002

22087
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

FEB 19 1998

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Inland Title Company

P. O. BOX 1226

ABINGDON, WA. 98229

ACCOMMODATION RECORDING



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FILED AT REQUEST OF:

GORES & BLAIS

AFTER RECORDING MAIL TO:

Thomas C. Gores
Gores & Blais, P.S.
1420 Fifth Avenue, Suite 2600
Seattle, WA 98101-2314
(206) 628-2828

STATUTORY WARRANTY DEED

THE GRANTOR, LESTER W. MITTELSTAEDT, a married man, as his separate property, for and in consideration only of transferring his interest in the herein described property to an irrevocable trust, conveys and warrants to THE GRANTEE, ROBERT F. TRENNER and CHARLES H. HAMMOND, Trustee of the Lester W. Mittelstaedt Residence Trust established under Trust Agreement dated concurrently herewith, an undivided one-half (1/2) interest in the following described real estate, situated in the County of Skagit, State of Washington, including any interest therein which Grantor may hereafter acquire:

The South Half of the following described property:

Government Lot 4, Section 26, Township 36 North, Range 1 East, W.M.;

EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed dated April 24, 1926 and recorded under Auditor's File No. 516345; and

EXCEPT that portion thereof described as follows:

Commencing at the Southeast corner of Lot 4, Section 26, Township 36 North, Range 1 East, W.M.; thence Northerly along the East meander line thereof a distance of 180 feet; thence Westerly a distance of 90 feet along a line parallel to the South boundary line and said Lot 4; thence Southerly a distance of 180 feet along a line parallel to the said East meander line of said Lot 4; thence Easterly along said boundary of said lot to the point of beginning;

TOGETHER WITH existing road easements for ingress and egress; and

TOGETHER WITH joint ownership of wells, pipe line, power line, TV tower and/or any other appurtenance now or hereafter becoming a part of said tract.

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AND

A tract of land 90 feet square in the Southeast corner of the following described real property:

Commencing at the Southeast corner of Lot 4, Section 26, Township 36 North, Range 1 EWM; thence Northerly along the East meander line thereof a distance of 90 feet; thence Westerly a distance of 90 feet along a line parallel to the South boundary of said Lot 4; thence Southerly a distance of 90 feet along a line parallel to the said East meander line of said Lot 4 to the South boundary of said Lot 4; thence Easterly along the said boundary of said Lot to the point of beginning;

Together with an undivided one-half interest in and to a well located approximately 150 feet, more or less, west of the west boundary line of the property herein conveyed, and 20 feet, more or less, north of the South boundary of said Lot 4.

Subject to a life estate in RALPH H. DAVIS and KATHRYN V. DAVIS created in that certain Deed dated August 16, 1963 and recorded in Volume 333D, pages 81 and 82, under recording number 640059, records of Skagit County, Washington.

SUBJECT TO: Exceptions and limitations of coverage set forth in the Grantors' Title Insurance Policy with respect to the herein-described property.

Dated this ____ day of ____, 1997.

Lester W. Mittelstaedt 1/14/97

Lester W. Mittelstaedt

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STATE OF Washington)
) ss.
COUNTY OF King)

This is to certify that on this 14th day of January, 1997, before me, the undersigned Notary Public, personally appeared LESTER W. MITTELSTAEDT, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Paula Ann Lane

Paula Ann Lane

(Printed Name of Notary Public)
Notary Public in and for the
State of Washington
My appointment expires 6-20-99

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CORRECTED LEGAL DESCRIPTION

The South Half of the following described property:

Government Lot 4, Section 26, Township 36 North, Range 1 East, W.M.;

EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed dated April 24, 1926 and recorded under Auditor's File No. 516345; and

EXCEPT the North 1140 feet thereof; and EXCEPT that portion thereof described as follows:

Commencing at the Southeast corner of Lot 4, Section 26; thence Northerly along the East meander line thereof a distance of 180 feet; thence Westerly a distance of 90 feet along a line parallel to the South boundary line of said Lot 4; thence Southerly a distance of 180 feet along a line parallel to the said East meander line of said Lot 4; thence Easterly along said boundary of said lot to the point of beginning;

TOGETHER WITH existing road easements for ingress and egress; and

TOGETHER WITH joint ownership of wells, pipeline, power line, TV tower and/or any other appurtenance now or hereafter becoming a part of said tract.

AND

A tract of land 90 feet square in the Southeast corner of the following described real property:

Commencing at the Southeast corner of Lot 4, Section 26, Township 36 North, Range 1 EWM; thence Northerly along the East meander line thereof a distance of 90 feet; thence Westerly a distance of 90 feet along a line parallel to the South boundary of said Lot 4; thence Southerly a distance of 90 feet along a line parallel to the said East meander line of said Lot 4 to the South boundary of said Lot 4; thence Easterly along the said boundary of said Lot to the point of beginning;

Together with an undivided one-half interest in and to a well located approximately 150 feet, more or less, west of the west boundary line of the property herein conveyed, and 20 feet, more or less, north of the South boundary of said Lot 4.

SUBJECT TO: Exceptions and limitations of coverage set forth in the Grantors' Title Insurance Policy with respect to the herein-described property.

