



200202140001

Skagit County Auditor

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8:35AM

**Return Address:**

Thomas C. Gores, Esq.  
PERKINS COIE LLP  
1201 3rd Avenue, Suite 4800  
Seattle, Washington 98101  
(206) 583-8888

FIRST AMERICAN TITLE CO.  
ACCOMMODATION RECORDING ONLY  
WILD

**Document Title(s) (or transactions contained therein):**  
Statutory Warranty Deed

**Reference Number(s) of Document assigned or released:**  
n/a

**Grantor(s) (Last name first, then first name and initial(s):**  
Hammond, Charles H. and Trenner, Robert F., Trustees  
Mary K. Mittelstaedt Residence Trust UTA 11/4/96

**Grantee(s) (Last name first, then first name and initial(s):**  
Mittelstaedt, Stephen D., a married person, as his separate property, as to an undivided one-quarter interest.  
Mittelstaedt, Grant D., a married person, as his separate property, as to an undivided one-quarter interest.  
Huwiler, Joy D., a married person, as her separate property, as to an undivided one-quarter interest.  
Mittelstaedt, Robin D., a single person, as her separate property, as to an undivided one-quarter interest.

**Legal Description (abbreviated: i.e., lot, block, plat or section, township, range):**  
The South 1/2 of Govt. Lot 4, Sec. 26, Township 36 N., 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

FILED AT REQUEST OF:

PERKINS COIE LLP

AFTER RECORDING MAIL TO:

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PERKINS COIE LLP  
1201 3rd Avenue, Suite 4800  
Seattle, Washington 98101  
(206) 583-8888

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#607

FEB 14 2002

Amount Paid \$ 0  
Skagit Co. Treasurer  
By [Signature] Deputy

### STATUTORY WARRANTY DEED

THE GRANTORS, CHARLES H. HAMMOND and ROBERT F. TRENNER, Trustees of the Mary K. Mittelstaedt Residence Trust UTA dated November 4, 1996, for and in consideration only of the termination of the trust and transfer of the trust property to the remainder beneficiaries of the trust, convey and warrant to THE GRANTEES, STEPHEN D. MITTELSTAEDT, a married person, as his separate property, GRANT D. MITTELSTAEDT, a married person, as his separate property, JOY D. HUWILER, a married person, as her separate property, and ROBIN D. MITTELSTAEDT, a single person, as her separate property, as tenants in common, each as to an undivided one-quarter (1/4) interest in the Trust's 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:

Legal description attached hereto as Exhibit A and incorporated herein by this reference.

SUBJECT TO: Easements, reservations, restrictions, covenants, encumbrances and conditions of record.

AND

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



Dated this 28<sup>th</sup> day of January, 2002.

*Charles H. Hammond*

Charles H. Hammond, Trustee

*Robert F. Trenner*

Robert F. Trenner, Trustee



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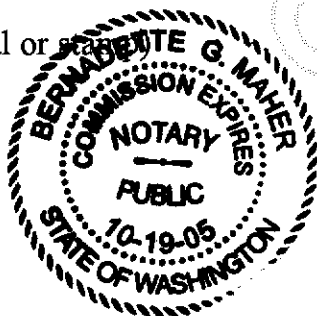
8:35AM

STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF KING         )

I certify that I know or have satisfactory evidence that CHARLES H. HAMMOND and ROBERT F. TRENNER are the individuals who appeared before me, and said individuals acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned.

DATED: January 28, 2002.

(Seal or signature)



Bernadette G. Maher

BERNADETTE G. MAHER

(Printed Name of Notary Public)

Notary Public in and for the State of  
Washington, residing at KING Co.

## EXHIBIT A

An undivided one-half interest in the following described property:

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, said 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.



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