



200204050110

Skagit County Auditor

4/5/2002 Page 1 of 1 1:50PM

AFTER RECORDING MAIL TO:

CLAUDE A. FLAGG III, MARILYN FLAGG  
4418 LINDSEY COURT  
ANACORTES, WA 98221  
A68542

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

FIRST AMERICAN TITLE CO.

**Statutory Warranty Deed**

A68542

THE GRANTOR JOHN R. COX & ASSOCIATES LLC for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to CLAUDE A. FLAGG III and MARILYN FLAGG, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

Lot 1, "PLAT OF PARKSIDE DIVISION 2", according to the plat thereof recorded in Volume 16 of Plats, pages 20 through 22, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for ingress and egress over and across the following described portion of Lot 2 of said plat:

Beginning at the Southwest corner of said Lot 2; thence North 01 degree 23'27" West 16.00 feet along the Westerly boundary of said Lot 2; thence South 88 degrees 36'33" East 10.00 feet parallel to the Southerly boundary of said Lot 2; thence South 63 degrees 19'06" East 34.00 feet to the Southerly boundary of said Lot 2; thence North 88 degrees 36'33" West 40.00 feet along the Southerly boundary of said Lot 2 to the point of beginning;

ALSO TOGETHER WITH a non-exclusive road and utilities easement as delineated over and across a portion of Lot 2 on the face of the plat.

Assessor's Property Tax Parcel Account Number(s): 4644-000-001-0000 P106962

Dated this 4th day of April, 2002.

#1453

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JOHN R. COX & ASSOCIATES LLC

BY: JOHN R. COX, MEMBER

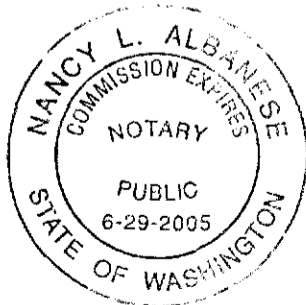
APR 05 2002

Amount Paid \$ 7539.19  
Skagit Co. Treasurer

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } Deputy } SS

I certify that I know or have satisfactory evidence that JOHN R. COX 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 acknowledged it as the member of JOHN R. COX & ASSOCIATES LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 4-4-02



*Nancy L. Albanese*

Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 06-29-05