

When Recorded Return To:

Craig J Shepard  
Kathleen A. Shepard  
21520 50th Avenue Northwest  
Stanwood, WA 98292



200208150096  
Skagit County Auditor

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Escrow No. 20020844P  
ISLAND TITLE CO.  
C 22785

LPB-10

**STATUTORY WARRANTY DEED**

Reference Numbers of related documents: on page of document  
Grantor(s): Additional Names on page of document Russell A. Magill  
Grantee(s): Craig J Shepard and Kathleen A. Shepard Additional Names on page of document  
Legal Description (abbreviated): LT 6 SKYLINE NO. 11, AND PTN OF SW NW 27-35-1 Full legal on page of document  
Assessor's Property Tax Parcel Account Number(s): P60018

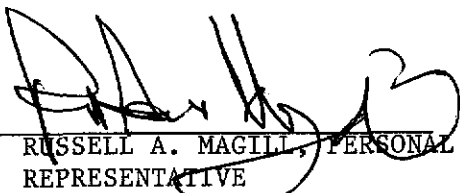
THE GRANTOR RUSSELL A. MAGILL, PERSONAL REPRESENTATIVE FOR THE ESTATE OF EMILY M. MAGILL, DECEASED for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to Craig J Shepard and Kathleen A. Shepard, HUSBAND AND WIFE

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" WHICH BY THIS REFERENCE IS ATTACHED HERETO AND MADE A PART HEREOF


Assessor's Property Tax Parcel Account Number(s): P60018

**Subject to:**  
EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD  
Dated this Eighth day of August, 2002

By:   
RUSSELL A. MAGILL, PERSONAL REPRESENTATIVE

# 3736  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 15 2002

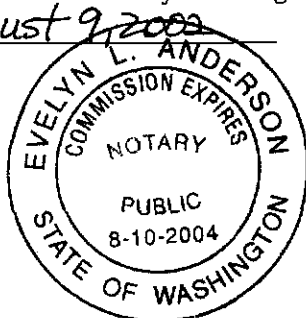
Amount Paid \$ 7000.00  
Skagit Co. Treasurer  
By  Deputy

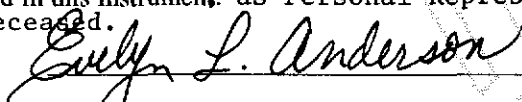
State of WASHINGTON  
County of Skagit

ss

I certify that I know or have satisfactory evidence that he is/are the person(s) who appeared before me, and said person(s) acknowledged that HE signed this instrument and acknowledged it to be HIS free and voluntary act for the uses and purposes mentioned in this instrument, as Personal Representative for the estate of Emily M. Magill, deceased.

DATED: August 9, 2002





Notary Public in and for the State of WA,  
residing at Bow  
My appointment expires: 8-10-2004

EXHIBIT "A"

Lot 6, SKYLINE DIVISION NO. 11, according to the plat thereof recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington;

TOGETHER WITH that portion of the Southwest Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 1 East of the Willamette Meridian; lying Northerly of the Northerly line of Lot 6, SKYLINE NO. 11, according to the plat thereof recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington; more particularly described as follows:

Beginning at the most Westerly corner of said Lot 6;  
thence North 33°00'00" West, parallel with the Westerly line of said lot for a distance of 80.00 feet to the Southerly line of Tract A, Skyline Short Plat, according to the short plat recorded in Volume 6 of Short Plats, pages 87 through 90, under Auditor's File No. 8310120030, records of Skagit County, Washington;  
thence North 65°44'35" East along said Southerly line for a distance of 63.74 feet;  
thence South 39°11'46" East for a distance of 83.39 feet to the most Northerly corner of said Lot 6 and to the beginning of a curvature to the right, whose radius bears North 23°36'34" West, a distance of 155.00 feet;  
thence Westerly 20.98 feet along the arc of said curvature having a central angle of 7°45'22", to the beginning of a reverse curvature to the left having a radius of 175.00 feet;  
thence Westerly 52.37 feet along the arc of said reverse curvature having a central angle of 17°08'43", to the point of beginning;

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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