



200209040027
Skagit County Auditor
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RETURN TO:
Peoples Bank
4183 Meridian Street, 2nd Floor
Bellingham, WA 98226

ASSESSOR'S PARCEL OR ACCOUNT NUMBER: 3941 000 044 0004
LOAN NUMBER: 5017812-404
Ptn Lots 43-45 Lakeview Trs P-102303

STATUTORY WARRANTY DEED

THE GRANTOR Keith Pyatte and Ardele Pyatte, Husband and Wife

for and in consideration of Two Hundred Eighty Six Thousand Five Hundred Dollars in hand paid, conveys and warrants to Curtis Ray Fenimore and Mary Ann Fenimore, Husband and Wife

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

AS HERETO ATTACHED IN EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF

SUBJECT TO: SPECIAL EXCEPTIONS AS DISCLOSED IN EXHIBIT "B" AS HERETO ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

Dated August 29, 2002 # 4100

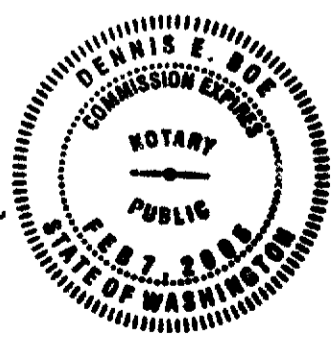
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Seller SEP 04 2002 Seller Keith Pyatte

Seller 4383.45 Seller Ardele Pyatte
Amount Paid \$ Skagit Co. Treasurer

By BA Deputy Skagit County ss:
STATE OF Washington On this day personally appeared before me Keith Pyatte and Ardele Pyatte

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.
Given under my hand and official seal this 3 day of September, 2002.



Dennis E. Boe
DENNIS E. BOE

Notary Public in and for the State of Washington,
residing at Mount Vernon
My appointment expires: Feb. 07, 2005

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "A":

That portion of Tract 43, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.", as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, lying Northerly of the following described line:

Beginning at a point on the shore of Big Lake, 9 feet Southerly of the Northwest corner of said Tract 43; thence in a straight line to a point in the Westerly line of Lake Boulevard of the Easterly line of Tract 44, which is 9 feet Northerly of the Southeast corner of said Tract 44.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tracts 44 and 45, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.", as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, EXCEPT that portion thereof lying Southerly of the following described line:

Beginning at a point on the shore of Big Lake, 9 feet Southerly of the Northwest corner of Tract 43; thence in a straight line to a point in the Westerly line of Lake Boulevard on the Easterly line of Tract 44, 9 feet Northerly of the Southeast corner of said Tract 44, AND EXCEPT that portion thereof lying Northwesterly of the following described line:

Beginning at a point on the Easterly line of said Tract 45, which lies 18.58 feet Northwesterly of the Southeasterly corner of said lot when measured along said Easterly line; thence South 68°15'30" West to a point on the shoreline of Big Lake, said point being the terminus of this line description.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "A"

LEGAL DESCRIPTION CONT-----

PARCEL "C":

That portion of Tracts 44 and 45, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.", as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, lying Northwesterly of the following described line:

Beginning at a point on the Easterly line of said Tract 45, which lies 18.58 feet Northwesterly of the Southeasterly corner of said lot when measured along said Easterly line; thence South $68^{\circ}15'30''$ West to a point on the shoreline of Big Lake, said point being the terminus of this line description.

ALL EXCEPT that portion lying Northwesterly of the following described line:

Beginning at a point on the South line of the North 21.5 feet of said Tract 45, (line referred to in "Agreement As To Property Lines" Auditor's File No. 815797 between Tesariks and Sauers) and its intersection with the Westerly margin of Lakeview boulevard, as shown on Survey Map filed in Book 6 of Surveys, page 11, under Auditor's File No. 8411080014; thence South $22^{\circ}01'30''$ East along the Westerly margin of Lakeview Blvd., a distance of 8.5 feet to the true point of beginning; thence South $74^{\circ}45'57''$ West, a distance of 100 feet, more or less, to a point on the shoreline of Big Lake, said point being the terminus of this line description.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "B"

SPECIAL EXCEPTION

A. Exceptions and reservations contained in Deed from State of Washington whereby said Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be sustained by reason of such entry.

B. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Instrument recorded under Auditor's File No. 836677
Purpose: For roadway purposes over existing graveled road
Area Affected: The East 30 feet of said premises and includes other property

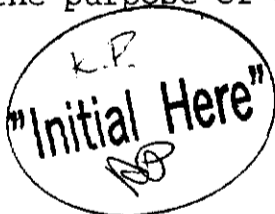
C. Conditions disclosed by Survey recorded November 18, 1984, under Skagit County Auditor's File No. 8411080014.

D. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

E. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Big Lake.

F. Restrictions as contained in Deed through which title is vested, recorded May 15, 1985, under Auditor's File No. 8505150066, as follows:

"The above-described property will be combined or aggregated with continuous property owned by the Grantee. This boundary adjustment is not for the purpose of creating an additional building lot."



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