

AFTER RECORDING MAIL TO:  
Lyle A. Morris  
12311 87th Court NE  
Kirkland, WA 98034



200210140090  
Skagit County Auditor

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Filed for Record at Request of  
Stewart Title Company of Snohomish County  
Escrow Number: 106941L

S-102104  
LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Cimarron West, LLC  
Grantee(s): Lyle A. Morris, Laurie Ann Morris  
Abbreviated Legal: a Ptn of S 1/2 of NW 1/4, 1-36-3 E W.M., records of Skagit County  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 360301-2-006-0202

**THE GRANTOR** Cimarron West, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lyle A. Morris and Laurie Ann Morris, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: See Legal Description Attached as Exhibit "A"

# 4810  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 14 2002

Dated this 7th day of October, 2002

By Cimarron West, LLC

By Skagit Co. Treasurer  
Amount Paid \$ 1006.50  
Deputy

By Wayne Fjelstad, Member

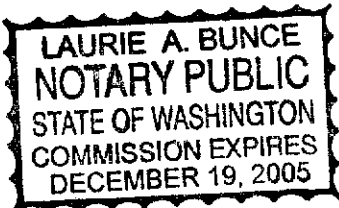
By

STATE OF WASHINGTON }  
County of Snohomish } SS:

I certify that I know or have satisfactory evidence that Wayne Fjelstad signed this instrument, on oath stated that he authorized to execute the instrument and acknowledged it as the Manager of Cimarron West, LLC, a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: October 11, 2002

Laurie A. Bunce  
Laurie A. Bunce  
Notary Public in and for the State of WASHINGTON  
Residing at Stanwood  
My appointment expires: 12/19/2005



## DESCRIPTION:

PARCEL "A":

That portion of the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 1, Township 36 North, Range 3 East, W.M., lying Southerly of Bear Creek and Southwesterly of Lake Samish County Road, and being more particularly described as follows:

Beginning at an existing iron pipe at the center of said Section 1;  
 thence North  $89^{\circ}05'07''$  West, along the South line of said Northwest  $\frac{1}{4}$ , 129.04 feet to an intersection with the Southwesterly margin of Lake Samish County Road;  
 thence North  $40^{\circ}00'42''$  West, along said Southwesterly margin 684.67 feet;  
 thence South  $63^{\circ}51'22''$  West 245.96 feet to the true point of beginning;  
 thence North  $86^{\circ}38'44''$  West 448.03 feet;  
 thence North  $66^{\circ}46'52''$  West 118.18 feet to an intersection with a line that bears due North from a point on said South line of said Northwest  $\frac{1}{4}$  which is North  $89^{\circ}05'07''$  West 1,346.07 feet from said existing iron pipe at the center of said Section 1, said point on said South line being also marked by an iron pipe;  
 thence due South, along said line, 469.40 feet to said South line and said iron pipe;  
 thence South  $89^{\circ}05'07''$  East along said South line 516.00 feet to a point that is South  $5^{\circ}38'04''$  West from the true point of beginning;  
 thence North  $5^{\circ}38'04''$  East 406.79 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress, roadway and utilities, being 60 feet in width, the centerline of which is more particularly described as follows:

Beginning at an existing iron pipe at the center of Section 1, Township 36 North, Range 3 East, W.M.;  
 thence North  $89^{\circ}05'07''$  West, along the South line of the Northwest  $\frac{1}{4}$  of said Section 1, 129.04 feet to the Southwesterly margin of the Lake Samish County Road;  
 thence North  $40^{\circ}00'42''$  West, along said Southwesterly margin, 653.77 feet to the true point of beginning of said centerline;  
 thence South  $63^{\circ}51'22''$  West 261.26 feet;  
 thence North  $86^{\circ}38'44''$  West 461.19 feet;  
 thence North  $66^{\circ}46'52''$  West 110.56 feet to an intersection with the Westerly line of the above described tract and the terminus of said centerline.

Situate in the County of Skagit, State of Washington.

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## DESCRIPTION CONTINUED:

PARCEL "B":

That portion of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 1, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision which lies North  $89^{\circ}48'11''$  East, a distance of 339.29 feet from the Northwest corner thereof;  
thence South  $00^{\circ}06'46''$  West parallel with the West line of said subdivision, a distance of 278.74 feet;  
thence South  $06^{\circ}05'10''$  East, a distance of 175.76 feet;  
thence South  $24^{\circ}20'23''$  East, a distance of 112.67 feet to a point on a non-tangent curve concave to the Southwest having a radius of 45.00 feet the center of which lies South  $24^{\circ}20'23''$  East from said point;  
thence Southeasterly along said Curve through a central angle of  $113^{\circ}13'18''$ , an arc distance of 88.92 feet;  
thence North  $88^{\circ}52'56''$  East on a line non-tangent to said curve, a distance of 110.63 feet;  
thence North  $1^{\circ}55'09''$  West, a distance of 595.21 feet to the North line of said subdivision;  
thence South  $89^{\circ}48'11''$  West along the North line of said subdivision, a distance of 218.74 feet, to the point of beginning.

Situate in the County of Skagit, State of Washington.



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EXCEPTIONS:

A. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Survey  
Purpose: Ingress, egress and utilities  
Area Affected: Northerly 60 feet

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a  
Washington corporation  
Purpose: An electric line right of way together with  
the right to construct, maintain, replace  
and enlarge one or more electric lines  
consisting of poles, anchors, wires and/or  
underground cables, conduits and manholes  
together with all necessary appurtenances  
therefor  
Area Affected: As staked and/or as/maybe constructed on  
the above described property and to be  
extended in the future to meet load demand  
Dated: July 18, 1973  
Recorded: July 31, 1973  
Auditor's No.: 788683

C. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Robert E. Wynn and Marilyn A. Wynn, husband  
and wife  
And: Paul E. Isaacson and Tammy L. Isaacson,  
husband and wife  
Dated: December 12, 1995  
Recorded: January 11, 1996  
Auditor's No.: 9601110052  
Regarding: Joint Use and Maintenance of Well and Water  
System

D. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded: April 3, 2000  
Auditor's No.: 200004030099  
Executed By: Deana Lee Albers  
As Follows: "The land described herein does not  
constitute a legal lot for building purposes  
and may only be conveyed with the property  
to which it is being aggregated in the  
absence of a Skagit County approved  
subdivision."

(Affects Parcel "B")

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EXCEPTIONS CONTINUED:

E. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Cimarron West, L.L.C.  
Recorded: June 15, 2000  
Auditor's No.: 200006150095

F. MATTERS DISCLOSED BY RECORD OF SURVEY

FILED: July 24, 1996  
VOL./PG.: Volume 18 of Surveys, page 140  
AUDITORS NO.: 9607240050  
(Affects Parcel "A")



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