



200211140175  
Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name CHARLES H. GARRISON III, JANET M. GARRISON  
Address 18519 W. Lakewood Lane  
City, State, Zip Mount Vernon, WA 98274.  
00071311

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

Statutory Warranty Deed FIRST AMERICAN TITLE CO.  
71311E

THE GRANTOR TIMOTHY K. GARRISON and CYNTHIA L. GARRISON, Husband and Wife for and in consideration of Ten Dollars and other valuable consideration and as part of a 1031 Tax Deferred Exchange in hand paid, conveys and warrants to CHARLES H. GARRISON III and JANET M. GARRISON, Husband and Wife and TIMOTHY K. GARRISON and CYNTHIA L. GARRISON, Husband and Wife, as Joint Tenants with Rights of Survivorship the following described real estate, situated in the County of SKAGIT, State of Washington:

See Exhibit A attached hereto and made a part hereof. Section 1, Township 33, Range 4; Ptn. SW 1/4 - SE 1/4 and NW 1/4 - SE 1/4

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title which may appear in the public record, including those shown on any recorded plat or survey.

THE GRANTEEES, BY SIGNING THE ACCEPTANCE BELOW, EVIDENCE THEIR INTENTION TO ACQUIRE SAID PREMISES AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, AND NOT AS COMMUNITY PROPERTY OR AS TENANTS IN COMMON.

ACCEPTED AND APPROVED:

\_\_\_\_\_

*[Signature]*  
\_\_\_\_\_

Assessor's Property Tax Parcel Account Number(s): 330401-4-004-0200 P107200, 330401-4-004-0100 P99341, 330401-4-004-0500 P113080, 330401-4-001-0300 P100296

Dated November 7, 2002.

#5334  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

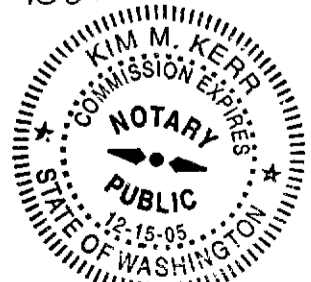
NOV 14 2002

*[Signature]*  
TIMOTHY K. GARRISON  
*[Signature]*  
CYNTHIA L. GARRISON

Amount Paid \$ 3000.00  
Skagit Co. Treasurer  
STATE OF WASHINGTON } Deputy  
COUNTY OF SKAGIT } ss

I certify that I know or have satisfactory evidence that TIMOTHY K. GARRISON and CYNTHIA L. GARRISON are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 7, 2002



*[Signature]*  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 12/15/2005

AFTER RECORDING MAIL TO:

Name CHARLES H. GARRISON III, JANET M. GARRISON

Address

City, State, Zip

00071311

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

**Statutory Warranty Deed**

THE GRANTOR TIMOTHY K. GARRISON and CYNTHIA L. GARRISON, Husband and Wife for and in consideration of Ten Dollars and other valuable consideration and as part of a 1031 Tax Deferred Exchange in hand paid, conveys and warrants to CHARLES H. GARRISON III and JANET M. GARRISON, Husband and Wife and TIMOTHY K. GARRISON and CYNTHIA GARRISON, Husband and Wife, as Joint Tenants with Rights of Survivorship the following described real estate, situated in the County of SKAGIT, State of Washington:

See Exhibit A attached hereto and made a part hereof. Section 1, Township 33, Range 4; Ptn. SW 1/4 - SE 1/4 and NW 1/4 - SE 1/4

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title which may appear in the public record, including those shown on any recorded plat or survey.

THE GRANTEES, BY SIGNING THE ACCEPTANCE BELOW, EVIDENCE THEIR INTENTION TO ACQUIRE SAID PREMISES AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, AND NOT AS COMMUNITY PROPERTY OR AS TENANTS IN COMMON.

ACCEPTED AND APPROVED:

*Charles H. Garrison III* ↘  
*Janet M. Garrison* ↘

Assessor's Property Tax Parcel Account Number(s): 330401-4-004-0200 P107200, 330401-4-004-0100 P99341, 330401-4-004-0500 P113080, 330401-4-001-0300 P100296

Dated November 7, 2002.

TIMOTHY K. GARRISON

CYNTHIA L. GARRISON

STATE OF WASHINGTON  
COUNTY OF SKAGIT

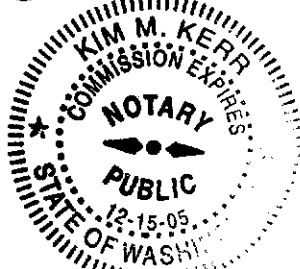
} ss

*Janet M. Garrison & Charles H. Garrison*

I certify that I know or have satisfactory evidence that ~~TIMOTHY K. GARRISON and CYNTHIA L. GARRISON~~ are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

*Nov. 11th, 2002*



*Kim M. Kerr*

Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 12/15/2005



Parcel "A":

The Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4, and the West 1/2 of the Southwest 1/4 of the Southeast 1/4, EXCEPT the South 113.5 feet of the East 100 feet of said West 1/2, all in Section 1, Township 33 North, Range 4 East, W.M.

Parcel "B":

That portion of the following described Tract "X", which lies Southwesterly of a line described as follows:

Beginning at the Northwest corner of said East 1/2 of the Northwest 1/4 of the Southeast 1/4, as said point is shown on that certain Record of Survey, recorded in Book 12 of Surveys, on Page 24, under Auditor's File No. 9111200104, in the Auditor's Office of Skagit County, Washington; thence South 00 degrees 40' 02" West along the West line thereof, for a distance of 100.00 feet to the Northwest corner of that certain tract of land conveyed to David Welts, by instrument dated August 7, 1991, and recorded under Auditor's File No. 9108120013, records of said County and State; thence continuing along the said West line South 00 degrees 40' 02" West, a distance of 357.08 feet to the true point of beginning of this line description; thence South 43 degrees 21' 07" East, a distance of 21.61 feet; thence South 23 degrees 54' 09" East, a distance of 43.82 feet; thence South 44 degrees 33' 47" East, a distance of 56.23 feet; thence South 80 degrees 48' 47" East, a distance of 94.39 feet; thence South 01 degrees 00' 00" East, a distance of 184.50 feet; thence South 32 degrees 18' 11" East, a distance of 551.03 feet; thence South 09 degrees 11' 34" East, a distance of 252.03 feet; thence South 45 degrees 09' 29" East, a distance of 197.77 feet to the East line of said East 1/2 of the West 1/2 of the Southeast 1/4 of Section 1, and the terminus of this line description.

Tract "X":

That portion of the East 1/2 of the West 1/2 of the Southeast 1/4 of Section 1, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said East 1/2 of the Northwest 1/4 of the Southeast 1/4, as said point is shown on that certain Record of Survey recorded in Book 12 of Surveys, on Page 24, under Auditor's File No. 9111200104, in the Auditor's Office of Skagit County, Washington; thence South 00 degrees 40' 02" West along the



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West line thereof, for a distance of 100.00 feet to the Northwest corner of that certain tract of land conveyed to David Welts by instrument dated August, 7, 1991, and recorded under Auditor's File No. 9108120013, records of said County and State, said point being the true point of beginning; thence South 52 degrees 18' 14" East along the Northerly line of said Welts Tract, for a distance of 232.31 feet; thence South 12 degrees 30' 01" East, for a distance of 125.86 feet to the point of curvature of a curve to the right, said curve having a radius of 321.98 feet, and said point lying on the centerline of those certain easements for ingress, egress and utilities described in instruments recorded under Auditor's File Nos. 9103080006, 9108120012 and 9108120015, records of said County and State; thence Southerly following said centerline along said curve to the right through a central angle of 19 degrees 22' 13", for an arc distance of 108.85 feet to a point of compound curvature; thence Southwesterly along a curve to the right, said curve having a radius of 73.23 feet, continuing to follow said centerline through a central angle of 57 degrees 08' 04", for an arc distance of 73.02 feet to a point of compound curvature; thence Westerly along a curve to the right, said curve having a radius of 25 degrees 56' 58", for an arc distance of 67.29 feet to a point of compound curvature; thence Westerly along a curve to the right, said curve having a radius of 79.12 feet, continuing to follow said centerline through a central angle of 25 degrees 10' 08", for an arc distance of 34.76 feet; thence South 25 degrees 07' 22" West, leaving said centerline, for a distance of 53.67 feet to a point lying 60.00 feet East of, as measured at right angles to said West line of the East 1/2 of the Northwest 1/4 of the Southeast 1/4; thence South 17 degrees 15' 34" East, for a distance of 374.76 feet; thence South 30 degrees 13' 40" East, for a distance of 101.82 feet; thence South 04 degrees 37' 49" East, for a distance of 114.30 feet; thence South 06 degrees 09' 38" West, for a distance of 63.20 feet; thence South 36 degrees 53' 16" West, for a distance of 94.48 feet; thence South 61 degrees 40' 06" West, for a distance of 94.82 feet; thence South 79 degrees 30' 06" West, for a distance of 25.70 feet; thence South 18 degrees 00' 00" East, for a distance of 121.48 feet; thence South 72 degrees 00' 00" West, for a distance of 113.00 feet to a point on the West line of said East 1/2 of the Southwest 1/4 of the Southeast 1/4, said point lying 140.00 feet Southerly of the Northwest corner thereof; thence North 00 degrees 40' 20" East along said West line, for a distance of 140.00 feet to said Northwest corner, said point being also the Southwest corner of said East 1/2 of the Northwest 1/4 of the Southeast 1/4; thence North 00 degrees 40' 02" East along the West line of said East 1/2 of the Northwest 1/4 of the Southeast 1/4, for a distance of 1244.75 feet to the true point of beginning.

Parcel "C":

The South 113.5 feet of the East 100 feet of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 33 North, Range 4 East, W.M.

Parcel "D":

That portion of the East 1/2 of the West 1/2 of the Southeast 1/4 of Section 1, Township 33 North, Range 4 East, W.M., lying Southwesterly of the same line



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described in Parcel "B" above.

EXCEPT that portion lying within Tract "X" above-described.

Parcels "A", "B", "C" and "D" above-described being together with a 60.00 foot wide ingress, egress and utilities easement as disclosed in Deed recorded under Auditor's File No. 9103080006, records of Skagit County, Washington.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a strip of land 60.00 feet in width, said easement lying 30.00 feet on each side of the following described centerline:

Beginning at the Northwest corner of said East 1/2 of the Northwest 1/4 of the Southeast 1/4, as said point is shown on that certain Record of Survey in Book 12 of Surveys, on Page 24, under Auditor's File No. 9111200104, in the Auditor's Office of Skagit County, Washington; thence South 00 degrees 40' 02" West along the West line thereof, for a distance of 100.00 feet to the Northwest corner of that certain tract of land conveyed to David Welts, by instrument dated August 7, 1991, and recorded under Auditor's File No. 9108120013, records of said County and State; thence South 52 degrees 18' 14" East, along the Northerly line of said Welts Tract, for a distance of 232.31 feet; thence South 12 degrees 30' 01" East, for a distance of 125.86 feet to the point of curvature of a curve to the right, said curve having a radius of 321.98 feet, and said point lying on the centerline of those certain easements for ingress, egress and utilities described in instruments recorded under Auditor's File Nos. 9103080006, 9108120012 and 9108120015, records of said County and State; thence Southerly, following said centerline along said curve to the right through a central angle of 19 degrees 22' 13", for an arc distance of 108.85 feet to a point of compound curvature; thence Southwesterly along a curve to the right, said curve having a radius of 73.23 feet, continuing to follow said centerline through a central angle of 57 degrees 08' 04" for an arc distance of 73.02 feet to a point of compound curvature; thence Westerly along a curve to the right said curve having a radius of 25 degrees 56' 53" for an arc distance of 67.29 feet to a point of compound curvature; thence Westerly along a curve to the right, said curve having a radius of 79.12 feet, continuing to follow said centerline through a central angle of 25 degrees 10' 08" for an arc distance of 34.76 feet to the true point of beginning; thence South 25 degrees 07' 22" West for a distance of 53.67 feet to a point lying 60.00 feet East of, as measured at right angles to said West line of the East 1/2 of the Northwest 1/4 of the Southeast 1/4; thence South 17 degrees 16' 34" East for a distance of 374.76 feet; thence South 30 degrees 18' 40" East for a distance of 101.82 feet; thence South 04 degrees 37' 49" East for a distance of 114.30 feet; thence South 06 degrees 09' 38" West for a distance of 63.20 feet; thence South 36 degrees 53' 16" West for a distance of 94.48 feet; thence South 61 degrees 40' 06" West for a distance of 94.82 feet; thence South 79 degrees 30' 06" West for a distance of 25.70 feet to the end of said centerline.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the following described tracts of land:



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Beginning at the Southwest corner of said East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 1; thence North 00 degrees 40' 02" East along the West line thereof, for a distance of 710.00 feet to the true point of beginning; thence South 40 degrees 04' 47" for a distance of 108.80 feet to the Westerly line of the above-described 60-foot strip of land; thence North 17 degrees 15' 34" West along said Westerly line for a distance of 140.14 feet; thence North 25 degrees 07' 22" East continuing to follow said Westerly line to its intersection with the Southwesterly line of said easements recorded under Auditor's File Nos. 9103080006 and 9108120015; thence Northwesterly along said Southwesterly line to said West line of the East 1/2; thence South 00 degrees 40' 02" West along the West line to the true point of beginning; and

Beginning at the Southwest corner of said East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 1; thence North 00 degrees 40' 02" East along the West line thereof, for a distance of 710.00 feet; thence South 40 degrees 04' 47" East for a distance of 108.80 feet to the Westerly line of the above-described 60-foot strip of land; thence North 72 degrees 44' 26" East for a distance of 60.00 feet to the Easterly line thereof; thence North 17 degrees 15' 34" West along said Easterly line for a distance of 44.10 feet to the true point of beginning; thence continuing North 17 degrees 15' 34" West along said Easterly line for a distance of 72.78 feet; thence North 25 degrees 07' 22" East continuing to follow said Easterly line to its intersection with the Southerly line of said easements recorded under Auditor's File Nos. 9103080006 and 9108120015; thence Easterly along said Southerly line to a point which bears North 07 degrees 52' 17" East from the true point of beginning; thence South 07 degrees 52' 17" West to the true point of beginning.

ALSO TOGETHER WITH an easement for road purposes as described in the certain Road Easement, recorded May 13, 1982, under Auditor's File No. 8205130073.

ALSO TOGETHER WITH a non-exclusive road easement, over and along rights-of-way 60 feet in width over and across portions of the South 1/2 of the Southwest 1/4 of Section 1, and the South 1/2 of Section 2, Township 33 North, Range 4 East, W.M., as more fully provided for under Skagit County Auditor's File Nos. 714488, 714489 and 714490, the same being a permanent road easement.

ALSO TOGETHER WITH a non-exclusive easement to hook-up to existing utilities located on that portion of Tract "X" lying Northerly of the line described in Parcel "B" herein.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the following described tract:

A strip of land 60.00 feet in width over, under, across and through Lot 73, in the plat of "FIRST ADDITION TO BIG LAKE WATERFRONT TRACTS", as per plat recorded in Volume 4 of Plats, Page 15, records of Skagit County, Washington, AND Government



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Lot 2, and the Southeast 1/4 of the Southeast 1/4 and the West 1/2 of the Southeast 1/4 of Section 1, Township 33 North, Range 4 East, W.M., lying 30.00 feet on each side of the following described centerline:

Beginning at the Southwest corner of Lot 76, of said plat; thence North 45 degrees 17' 10" West along the Southwesterly line of said plat, a distance of 488.68 feet to the Southeast corner of Lot 72, of said plat; thence North 44 degrees 42' 50" West along the East line of said Lot 72, a distance of 88.51 feet to the Southwesterly margin of the H.C. Peters County Road, also known as West Big Lake Boulevard; thence South 49 degrees 21' 30" East along said Southwesterly margin, a distance of 32.00 feet to the true point of beginning of this centerline description; thence Southwesterly along a curve to the left, which center to said curve bears South 36 degrees 38' 45" East, having a radius of 131.15 feet, an arc distance of 69.02 feet; thence South 23 degrees 12' 00" West, a distance of 41.62 feet; thence Southeasterly on a curve to the left, having a radius of 143.94 feet, an arc distance of 174.80 feet; thence South 46 degrees 22' 42" East, a distance of 72.34 feet; thence Southeasterly on a curve to the right having a radius of 274.23 feet, an arc distance of 98.91 feet; thence South 25 degrees 42' 43" East, a distance of 47.99 feet; thence Southeasterly on a curve to the right having a radius of 584.60 feet, an arc distance of 198.08 feet; thence South 45 degrees 07' 32" East, a distance of 102.57 feet; thence Southeasterly on a curve to the right having a radius of 224.47 feet, an arc distance of 204.56 feet; thence South 07 degrees 05' 19" West, a distance of 73.89 feet; thence Southerly on a curve to the right, having a radius of 322.46 feet, an arc distance of 99.21 feet; thence South 24 degrees 42' 59" West, a distance 32.69 feet; thence Southerly on a curve to the left, having a radius of 127.15 feet, an arc distance of 77.79 feet; thence South 11 degrees 53' 43" East, a distance of 119.47 feet; thence Southeasterly on a curve to the left, having a radius of 238.00 feet, an arc distance of 86.93 feet; thence South 32 degrees 49' 25" East, a distance of 58.37 feet; thence Southerly on a curve to the right having a radius of 138.00 feet, an arc distance of 62.30 feet; thence South 06 degrees 57' 29" East, a distance of 98.63 feet; thence Southeasterly on a curve to the left having a radius of 238.00 feet, an arc distance of 45.14 feet; thence South 17 degrees 49' 29" East, a distance of 180.77 feet; thence Southerly on a curve to the right having a radius of 128.00 feet, an arc distance of 245.55 feet; thence North 87 degrees 54' 40" West, a distance of 383.38 feet; thence Westerly on a curve to the right having a radius of 150.00 feet, an arc distance of 24.95 feet; thence North 78 degrees 22' 53" West, a distance of 201.21 feet; thence Southwesterly on a curve to the left having a radius of 140.00 feet, an arc distance of 78.17 feet; thence Westerly on a curve to the right having a radius of 110.00 feet, an arc distance of 60.89 feet; thence North 78 degrees 39' 32" West, a distance of 128.86 feet; thence Northwesterly on a curve to the right having a radius of 100.00 feet, an arc distance of 73.82 feet; thence North 36 degrees 21' 49" West, a distance of 89.51 feet; thence Northwesterly on a curve to the left having a radius of 100.00 feet, an arc distance of 15.14 feet; thence North 45 degrees 02' 09" West, a distance of 67.07 feet; thence Northwesterly on a curve to the left having a radius of 130.00 feet, an arc distance of 114.43 feet; thence South 84 degrees 31' 55" West, a distance of 109.38 feet; thence Southwesterly on a curve to the left having a radius of 100.00 feet, an arc distance of 16.71 feet; thence South 74 degrees



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57' 25" West, a distance of 123.03 feet; thence Southerly on a curve to the left having a radius of 50.00 feet, an arc distance of 118.67 feet; thence South 61 degrees 01' 58" East, a distance of 47.64 feet; thence Southeasterly on a curve to the right having a radius of 535.00 feet, an arc distance of 116.19 feet; thence South 48 degrees 35' 20" East, a distance of 113.04 feet; thence Southeasterly on a curve to the right having a radius of 200.00 feet, an arc distance of 58.95 feet; thence South 31 degrees 42' 08" East, a distance of 117.82 feet; thence Southeasterly on a curve to the left having a radius of 160.00 feet, an arc distance of 117.86 feet to a point of reverse curvature; thence Southerly on a curve to the right having a radius of 115.00 feet, an arc distance of 110.17 feet; thence South 19 degrees 01' 05" East, a distance of 109.54 feet; thence Southerly on a curve to the right having a radius of 150.00 feet, an arc distance of 46.62 feet to a point of compound curvature; thence Southeasterly on a curve to the left having a radius of 215.00 feet, an arc distance of 67.71 feet to a point of compound curvature; thence Southeasterly on a curve to the left having a radius of 75.00 feet, an arc distance of 94.63 feet; thence North 88 degrees 27' 01" East, a distance of 54.81 feet and the terminus of this centerline description.

(Said 60-foot easement is more particularly shown on the face of Short Plat No. 94-003, and 96-066, and is more commonly known as "Blackberry Lane". Any discrepancy between this document and recorded Short Plats, the Short Plats will hold.)



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