



200306130268
Skagit County Auditor

6/13/2003 Page 1 of 2 3:47PM

AFTER RECORDING MAIL TO:

Name MARTIN E. LOBERG, JASMINE M. LOBERG
Address 2210 TEAL COURT
City, State, Zip Bham, WA 98226.
B74096

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

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B74096E

THE GRANTOR PAMELA G. HYNES, as her separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to MARTIN E. LOBERG and JASMINE M. LOBERG, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION MADE A PART HEREOF BY THIS REFERENCE.

*TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE; RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINERAL RIGHTS.

READ AND APPROVED:

Martin E. Loberg *Jasmine M. Loberg* *Pamela G. Hynes*

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.

Abbreviated Legal: Lot 9 of Plat of Dunlap & Jenne's Camping Tracts, Book 4 Page 48.

Assessor's Property Tax Parcel Account Number(s): 3906-000-009-0000 P65149

Dated June 11, 2003.

2877
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Pamela G. Hynes
PAMELA G. HYNES

JUN 13 2003

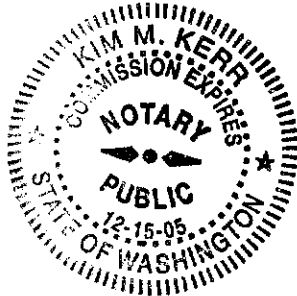
Amount Paid \$ 5140.80
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF WASHINGTON
COUNTY OF Skagit } ss

I certify that I know or have satisfactory evidence that PAMELA G. HYNES is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

6-13-03



Kim M. Kerr

Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 12/15/05

EXHIBIT A

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 9, "PLAT OF DUNLAP & JENNE'S CAMPING TRACTS", as per plat recorded in Volume 4 of Plats, Page 48, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Roney Road #295 adjacent to said premises which upon vacation, reverted to said premises by operation of law, as contained in final order of vacation recorded May 16, 1991, under Auditor's File No. 9105160020, records of Skagit County, Washington.

TOGETHER WITH tidelands of the second class, as conveyed by the State of Washington, lying in front of and adjacent thereof, EXCEPT any portion of said tidelands contained within a tract conveyed by the State of Washington to John Earle as tidelands suitable for the cultivation of oysters, through deed issued October 15, 1901, under application no. 3254.

TOGETHER WITH a non-exclusive easement for road purposes, 16 feet in width along the base of the hill through Lots 4, 5, 6, 7 and 8 and through Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M., lying North of Harold R. Roney Road #295 to a road now constructed and running up the hill and connecting with the present traveled County road. As granted in deed from George I. Dunlap et al. recorded March 28, 1927, in Volume 142 of Deeds, Page 592, records of Skagit County, Washington.



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