

When Recorded Return to:
RICHARD D. CLEMENS
LINDA L. CLEMENS
961 South Burlington Blvd
Burlington WA 98233



200306260188
Skagit County Auditor

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Island Title Company
Order No: BE7316 MKP

C25996 ✓

STATUTORY WARRANTY DEED

THE GRANTOR ROBERT L. EADS and MARCELLA A. EADS, husband and wife

for and in consideration of One Hundred Seventy-Eight Thousand Five Hundred and 00/100...(\$178,500.00) DOLLARS

in hand paid, conveys and warrants to

RICHARD D. CLEMENS and LINDA L. CLEMENS, husband and wife

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

Abbreviated legal description: Ptn Tract 23, PLAT OF THE BURLINGTON ACREAGE PROPERTY, TWG a ptn of vacated Gardner Road. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 3867-000-025-0809 P62439

Subject to: Restrictions, reservations and easements of record.

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: June 5, 2003

Robert L. Eads 6/6/03
ROBERT L. EADS Date

Marcella A. Eads 6-6-03
MARCELLA A. EADS Date

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#3105


JUN 26 2003

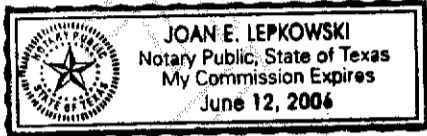
Amount Paid \$ 2731⁰⁵
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF TEXAS
COUNTY OF

I certify that I know or have satisfactory evidence that ROBERT L. EADS and MARCELLA A. EADS the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 6-6-03

 *white out used do to resigning.*
Notary Public in and for the State of Texas
Residing at
My appointment expires:



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EXHIBIT 'A'

Description:

Order No: BE7316 MKP

PARCEL A:

The North Half of the following described property:

That portion of Tract 25, Plat of the Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at a point on the West line of said Tract 25, 300.00 feet North of the Southwest corner thereof, said point being the Northwest corner of a tract conveyed to Elma E. Bounds, a single woman by deed dated August 14, 1956, recorded October 17, 1956, under Auditor's File No. 542999, records of Skagit County, Washington;
Thence North along said West line to the Southwest corner of a tract conveyed to Harold A. Bielen and Geraldine Bielen, husband and wife by deed dated April 13, 1965, recorded April 14, 1965, under Auditor's File No. 664846, records of Skagit County, Washington;
Thence East along the South line of said Bielen Tract and said line projected East 120.00 feet;
Thence South to the Northeast corner of said Bounds Tract;
Thence West 120.00 feet along the North line of the Bounds Tract to the point of beginning;

EXCEPT that portion thereof described as follows:

Commencing at the Southwest corner of said Tract 25;
Thence North 00°14' West along the West line of said Tract 25 a distance of 300.00 feet to the Northwest corner of a tract conveyed to Elma E. Bounds, recorded October 17, 1956, under Auditor's File No. 542999, records of Skagit County, Washington;
Thence North 89°39'49" East along the North line of said Bounds Tract a distance of 94.00 feet;
Thence North 00°14' West a distance of 100.06 feet to the true point of beginning;
Thence continue North 00°14' West a distance of 100.06 feet, more or less, to the South line of a tract conveyed to Harold Bielen and Geraldine Bielen, husband and wife by deed recorded April 14, 1965, under Auditor's File No. 664846, records of Skagit County, Washington;
Thence East along the South line of said Bielen Tract, 27.6 feet;
Thence South to a point 26.8 feet East of the true point of beginning;
Thence West to the true point of beginning;

EXCEPT that portion, if any, lying South of the North line of a tract conveyed to Joseph Russo and Marjorie G. Russo, husband and wife, by deed recorded May 28, 1971, under Auditor's File No. 753351, records of Skagit County, Washington.

PARCEL B:

That portion of the Gardner Road vacated by Resolution No. 3939, records of Skagit County Commissioners File No. 11597, described as follows:

Commencing at the Southwest corner of Tract 25, Plat of the Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;
Thence North 00°14' West along the West line of said Tract 25, being also the East line of said vacated roadway, a distance of 300.00 feet to the Northwest corner of a tract conveyed to Elma E. Bounds, a single woman by deed dated August 14, 1956, recorded



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October 17, 1956, under Auditor's File No. 542999, records of Skagit County, Washington;

Thence continue North 00°14' West a distance of 100.15 feet to the true point of beginning;

Thence continue North 00°14' West a distance of 100.00 feet, more or less, to the Southwest corner of a tract conveyed to Harold A. Bielen and Geraldine Bielen, husband and wife by deed dated April 14, 1965, under Auditor's File No. 664846, records of Skagit County, Washington;

Thence West to the East line of the present Gardner Road;

Thence South along the East line of Gardner Road 100.18 feet;

Thence East to the true point of beginning;

EXCEPT that portion, if any, lying South of the North line of a tract conveyed to Joseph Russo and Marjorie G. Russo, husband and wife by deed recorded May 28, 1971, under Auditor's File No. 753351, records of Skagit County, Washington.

ALL Situated in Skagit County, Washington.



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