

**AFTER RECORDING MAIL TO:**  
Mr. Michael J. Crosson  
9040 Thunderbird Lane  
Concrete, WA 98237



200309120082  
Skagit County Auditor

9/12/2003 Page 1 of 4 9:11AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 108833-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

**Grantor(s):** Jeffrey A. Armstrong, Betty R. Armstrong and Timothy R. Armstrong  
**Grantee(s):** Michael J. Crosson  
**Abvev. Legal:** Ptn of Gov. Lot 8, 13-35-8 E W.M. & ptn of Gov. Lot 1, & NE 1/4 of NE 1/4, 24-35-8 E W.M.

**Additional legal(s) on page:** 2  
**Assessor's Tax Parcel Number(s):** 350813-0-016-0008, P43822, 350813-0-017-0007, P43823, 350824-0-001-0002, P44162, 350824-0-016-0005, P44178

THE GRANTOR JEFFREY A. ARMSTRONG and BETTY R. ARMSTRONG, husband and wife and TIMOTHY R. ARMSTRONG, an unmarried individual, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael J. Crosson and Heidi Crosson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated September 10, 2003

Jeffrey A. Armstrong  
  
Timothy R. Armstrong

Betty R. Armstrong

#4693  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

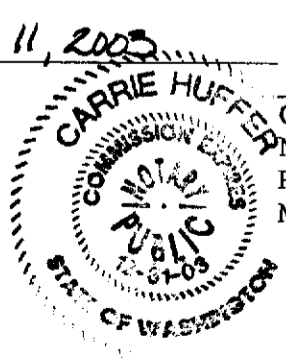
SEP 12 2003

Amount Paid \$ 3,717.90  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeffrey A. Armstrong, Betty R. Armstrong and Timothy R. Armstrong the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Sept. 11, 2003



Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2003

EXHIBIT A

PARCEL "A":

That portion of Government Lot 8 of Section 13, Township 35 North, Range 8 East, W.M., lying Southwesterly of Great Northern Railway Company railroad right-of-way.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The North ½ of Government Lot 1 of Section 24, Township 35 North, Range 8 East, W.M.,

EXCEPT the South 300 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Northeast ¼ of the Northeast ¼ of Section 24, Township 35 North, Range 8 East, W.M., lying Southerly of the Great Northern Railway Company railroad right of way and lying Westerly of that certain fence referred to in deed dated April 27, 1956, and recorded April 30, 1956, under Auditor's File No. 535303, records of Skagit County, Washington, executed by Henry N. Sjoboen, et ux to Magnus Miller, et ux;

EXCEPT that portion thereof lying Southerly of that certain strip conveyed to Charlene R. La Fleur by deed dated March 26, 1973, and recorded March 26, 1973, under Auditor's File No. 782484, records of Skagit County, Washington, described as follows:

That certain strip of land upon which there is now located an existing driveway running from the County road, in an Easterly and Westerly direction, to the South 300 feet of the North ½ of Government Lot 1, not exceeding 20 feet in width, and lying within a 20 foot wide strip of land in the Northeast ¼ of the Northeast ¼ of Section 24, Township 35 North, Range 8 East, W.M., lying Northerly of and adjacent to the following described line:

Beginning at a point on the West line of the County road, as the same existed on April 27, 1956, 162 feet Southerly of the intersection of said West line and the South line of the Great Northern Railway Company right of way, said point being the Southeast corner of that certain tract conveyed in deed to Magnus Miller, et ux, from Henry N. Sjoboen, et ux, dated April 27, 1956, recorded April 30, 1956, under Auditor's File No. 535303, records of Skagit County, Washington;  
thence Westerly along said South line of said tract to an existing fence line referred to in said deed;  
thence Westerly in a straight line to a point 20 feet South of the Northeast corner of the South 300 feet of the North ½ of Government Lot 1 of said section, said point being the terminal point of said line.

Situate in the County of Skagit, State of Washington.

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200309120082  
Skagit County Auditor

9/12/2003 Page

2 of

4 9:11AM

EXHIBIT A

PARCEL "D":

That portion of the Northeast ¼ of the Northeast ¼ of Section 24, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at a point of intersection of the West line of the County road as the same existed on May 14, 1937, and the South right of way line of the Great Northern Railway Company right of way; thence 20 feet South along the West line of said County road extended, being the true point of beginning; thence Westerly and parallel with the South line of the Great Northern Railway Company right of way and 20 feet Southerly thereof a distance of 501 feet, more or less, to a fence line as referred to in deed dated April 27, 1956, and recorded April 30, 1956, under Auditor's File No. 535303, records of Skagit County, Washington, executed by Henry N. Sjoboen, et ux, to Magnus Miller, et ux; thence Southerly along said existing fence line a distance of 261 feet; thence in an Easterly direction to a point on the West right of way line of said above described County road extended Southerly to said point and a distance of 142 feet Southerly from the point of beginning; thence Northerly along the West line of said County road extended to the true point of beginning,

EXCEPT from the above described Parcels "C" and "D" that certain strip conveyed to Charlene R. La Fleur by deed dated March 26, 1973, and recorded March 26, 1973, under Auditor's File No. 782484, records of Skagit County, Washington, described therein as follows:

That certain strip of land upon which there is now located an existing driveway running from the County road, in an Easterly and Westerly direction, to the South 300 feet of the North ½ of Government Lot 1, not exceeding 20 feet in width, and lying within a 20 foot wide strip of land in the Northeast ¼ of the Northeast ¼ of Section 24, Township 35 North, Range 8 East, W.M., lying Northerly of and adjacent to the following described line:

Beginning at a point on the West line of the County road, as the same existed on April 27, 1956, 162 feet Southerly of the intersection of said West line and the South line of the Great Northern Railway Company right of way, said point being the Southeast corner of that certain tract conveyed in deed to Magnus Miller, et ux, from Henry N., Sjoboen, et ux, dated April 27, 1956, recorded April 30, 1956, under Auditor's File No. 535303, records of Skagit County, Washington; thence Westerly along said South line of said tract to an existing fence line referred to in said deed; thence Westerly in a straight line to a point 20 feet South of the Northeast corner of the South 300 feet of the North ½ of Government Lot 1 of said section, said point being the terminal point of said line.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

That portion of the Northeast ¼ of the Northeast ¼ of Section 24, Township 35 North, Range 8 East, W.M., lying Southerly of the Great Northern Railway Company railroad right of way, Westerly of the West line of the County road as the same existed on May 14, 1937, Easterly of that certain fence referred to in deed dated April 27, 1956, and recorded April 30, 1956, under Auditor's File No. 535303, records of Skagit County, Washington, executed by Henry N. Sjoboen, et ux, to Magnus Miller, et ux, and Northerly of a line 20 feet South of and parallel with the Southerly line of the Great Northern Railway Company right of way.

Situate in the County of Skagit, State of Washington.

*D.A. Ja. TA*



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**EXHIBIT A**

**Schedule "B-1"**

**108833-PE**

**EXCEPTIONS:**

**A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Purpose: Electric transmission and distribution line  
Area Affected: Along the West line of the Northeast ¼ of the Northeast ¼,  
South of the Great Northern Railway Company right of way,  
together with the right of ingress and egress  
Dated: May 9, 1934  
Recorded: May 11, 1934  
Auditor's No.: Volume 164 of Deeds, page 333

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Skagit County Auditor

9/12/2003 Page

4 of

4 9:11AM