

After Recording Return To:

MONTE L. DECKER
FRANCES J. DECKER
736 AND 7370 RUSSELL ROAD
CONCRETE, WA 98237



200310220202

Skagit County Auditor

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CHICAGO TITLE C28867 ✓

Grantor(s): Leisure Time Resorts of America, Inc., a Washington corporation

Grantee(s): Monte L. Decker and Frances J. Decker, husband and wife

Legal Description (abbreviated): Parcel A: NW ¼ of NE ¼ of Section 10, Township 35 N, Range 7 E; Parcel B: NE ¼ of NE ¼ and N ½ of S ½ of NE ¼ of Section 10, Township 35 N, Range 7 E; Parcel C: N ½ of SW ¼ of NE ¼ of Section 10, Township 35 N, Range 7 E; Parcel D: S ½ of S ½ of NE ¼ of Section 10, Township 35 N, Range 7 E; Parcel E: N ½ of SE ½ of NE ¼ of Section 10, Township 35 N, Range 7 E.

Additional legal(s) on Page 3-6

Assessor's Property Tax Parcel/Account Numbers: 350710-1-001-0007, 350710-1-004-0004, 350710-0-011-0106, 350710-0-011-0205, 350710-1-003-0203.

STATUTORY WARRANTY DEED

THE GRANTOR, Leisure Time Resorts of America Inc., a Washington corporation, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to Monte L. Decker and Frances J. Decker, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit A attached.

DATED this 20 day of October, 2003.

LEISURE TIME RESORTS OF AMERICA, INC.

By: Kenneth E. Hendrycy
Its: Vice President

#5484
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 22 2003

Amount Paid \$ 15223⁵⁰
By [Signature] Skagit Co. Treasurer Deputy

STATE OF TEXAS)

County of Collin) ss.

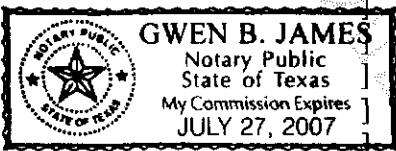
I certify that I know or have satisfactory evidence that Kenneth E. Hendrycy signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it, as the Vice President of Leisure Time Resorts of America, Inc., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 20th day of October, 2003

For recording in the state of Washington,
the Notarial Seal must be fully legible
and cannot intrude into document margins.
Please affix seal in the space provided.

Gwen B. James
[Print Name] GWEN B. JAMES

NOTARY PUBLIC in and for the State of
Texas, residing at 1536 TIMBER CREEK, FLOWER MOUND,
My appointment expires: 07-27-07 TX 75028



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EXHIBIT A

PARCEL A:

That portion of the Northwest Quarter of the Northeast Quarter of Section 10, Township 35 North, Range 7 East of the Willamette Meridian, lying Easterly of that certain 110 foot strip conveyed to Skagit County by deed recorded September 20, 1971, under Auditor's File No. 758244, records of Skagit County, Washington.

PARCEL B:

The Northeast Quarter of the Northeast Quarter EXCEPT the East 30 feet thereof;

The North Half of the South Half of the Northeast Quarter EXCEPT the East 30 feet thereof in Section 10, Township 35 North, Range 7 East of the Willamette Meridian;

EXCEPT the following described portion:

That portion of the North Half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 35 North, Range 7 East of the Willamette Meridian, lying West of a line which commences 360 feet West of the Northeast corner of the above described subdivision and extends South 24° East to the intersection with the South line of the above described subdivision;

ALSO EXCEPT that portion of the North Half of the Southeast Quarter of the Northeast Quarter of said Section 10, Township 35 North, Range 7 East of the Willamette Meridian, described as follows:

Commencing at the Northeast corner of said subdivision;
thence South along the East line of said subdivision a distance of 224 feet;
thence South 78° West a distance of 700 feet to the true point of beginning;
thence North 78° East a distance of 700 feet to the East line of said subdivision;

continued



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EXHIBIT A

PARCEL B continued

thence North along the East line of said subdivision a distance of 224 feet to the Northeast corner of said subdivision;
thence West along the North line of said subdivision a distance of 500 feet;
thence South 45° West a distance of 400 feet;
thence Southeasterly to the true point of beginning;

AND ALSO EXCEPT that portion lying Northwesterly of the Southeasterly line of that certain tract of land conveyed to Skagit County for road purposes by deed recorded April 25, 1966, under Auditor's File No. 681944, records of Skagit County, Washington.

PARCEL C:

All that portion of the North Half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 35 North, Range 7 East of the Willamette Meridian, lying East of the following described line:

Beginning at the Southeast corner of the above described subdivision;
thence North 83°08'37" West along the South line of said subdivision a distance of 344.16 feet to the true point of beginning;
thence North 08°07'45" East a distance of 232.89 feet to the P.C. of a 17° curve to the right;
thence following said 17° curve to the right a distance of 252.81 feet to a point on the West line of that certain tract of land conveyed to Jack Graham by deed dated January 15, 1965 and recorded under Auditor's File No. 661227, records of Skagit County, Washington.

EXCEPT from said Parcel "C" any portion lying within the boundaries of Parcel "B" hereinabove described.

continued



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EXHIBIT A

PARCEL D:

That portion of the South Half of the South Half of the Northeast Quarter of Section 10, Township 35 North, Range 7 East of the Willamette Meridian, lying Northerly of that certain tract conveyed to Theodore Mathis and Nora Mathis by deed dated June 21, 1949 and recorded October 26, 1949, under Auditor's File No. 437354, records of Skagit County, Washington, and Easterly of Tract "A" of SHORT PLAT NO. 24-79, approved April 27, 1979, and recorded April 27, 1979, under Auditor's File No. 7904270045, records of Skagit County, Washington, and Westerly of that certain tract conveyed to Skagit County for road purposes by deed dated July 30, 1945, and recorded August 13, 1945, under Auditor's File No. 382539, records of Skagit County, Washington; also being a portion of Tract B of Lot B, SKAGIT COUNTY SHORT PLAT NO. 24-79, approved April 21, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 104, under Auditor's File No. 7904270045, records of Skagit County, Washington; being a portion of the Northeast Quarter of Section 10, Township 35 North, Range 7 East of the Willamette Meridian.

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EXHIBIT A

PARCEL E:

That portion of the North Half of the Southeast Quarter of the Northeast Quarter of said Section 10, Township 35 North, Range 7 East of the Willamette Meridian, described as follows:

Commencing at the Northeast corner of said subdivision;
thence South along the East line of said subdivision a distance of 224 feet;
thence South 78° West a distance of 700 feet to the true point of beginning;
thence North 78° East a distance of 700 feet to the East line of said subdivision;
thence North along the East line of said subdivision a distance of 224 feet to the Northeast corner of said subdivision;
thence West along the North line of said subdivision a distance of 500 feet;
thence South 45° West a distance of 400 feet;
thence Southeasterly to the true point of beginning;

EXCEPT the East 30 feet as deeded to Skagit County for road, under Auditor's File No. 382539, records of Skagit County, Washington.

ALL Situated in Skagit County, Washington.



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