

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Reynaldo R. Roque  
18914 Cascade Ridge Court  
Mount Vernon, WA 98274



200310230122  
Skagit County Auditor  
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Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 108556-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Donald A. Wolf and Danya R. Wolf  
Grantee(s): Reynaldo R. Roque and Jessica R. Roque  
Abbrev Lega: Lot 14, "PLAT OF CASCADE RIDGE COURT,"  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4668-000-014-0000, P108107

THE GRANTOR DONALD A. WOLF and DANYA R. WOLF, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to REYNALDO R. ROQUE and JESSICA R. ROQUE, 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

Together With an Easement for ingress and egress over the northerly most 50 feet of Lot 13 for the benefit of Grantees herein, their heirs, successors and assigns.

Grantors herein reserve an Easement for ingress and egress over the existing logging road running across the subject property as described on Exhibit "B", attached hereto and by this reference made a part hereof, for the benefit of adjacent Lot 13.

It is herein agreed that the portion of Lot 14 lying between the existing logging road and the easterly edge of Lot 14 shall not be developed (including roads and structures).

Subject to Covenants, Conditions, Restrictions, Provisions, Agreements and Easements of record, if any.

Dated October 20, 2003

Donald A. Wolf  
Donald A. Wolf

Danya R. Wolf  
Danya R. Wolf

OCT 20 2003

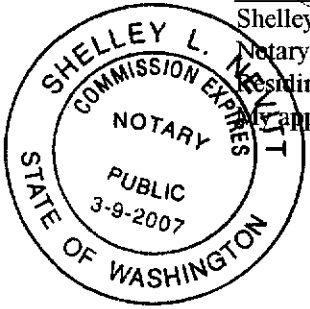
Amount Paid \$ 1484.10  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Donald A. Wolf and Danya R. Wolf** the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-20-03

Shelley Nevitt



Shelley Nevitt  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 3/09/2007

Order No.: 108556-PE

**EXHIBIT A**

Lot 14, "PLAT OF CASCADE RIDGE COURT," as per plat recorded in Volume 16 of Plats, pages 87 through 89, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

*PK* *JK*



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**LOT 14**

THE CENTERLINE OF AN EASEMENT, ~~60~~ FEET WIDE, ~~30~~ FEET EACH SIDE OF SAID CENTERLINE, FOR INGRESS AND EGRESS PURPOSES,

SITUATE IN THAT PORTION OF LOT 14 OF THE "PLAT OF CASCADE RIDGE COURT", AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 87 THROUGH 89, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CENTERLINE TERMINUS OF CASCADE COURT RIDGE AS SHOWN ON SAID PLAT, SAID TERMINUS BEING THE RADIUS POINT OF A CUL-DE-SAC, SAID CUL-DE-SAC RIGHT OF WAY MARGIN HAVING A RADIUS, FROM SAID POINT TO SAID MARGIN, OF 50.00 FEET; THENCE SOUTH 27°27'44" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON SAID RIGHT OF WAY MARGIN, SAID POINT BEING THE NORTHERLY TERMINUS OF THE MOST EASTERLY COMMON LINE BETWEEN SAID LOT 14 AND LOT 13, ALSO OF SAID PLAT; THENCE SOUTH 03°26'20" EAST, ALONG SAID COMMON LINE, A DISTANCE OF 82.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID COMMON LINE, ALONG SAID CENTERLINE OF SAID EASEMENT, SOUTH 42°27'32" WEST, A DISTANCE OF 188.68 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°13'01", AN ARC LENGTH OF 87.99 FEET TO A POINT ON A TANGENT LINE; THENCE SOUTH 24°45'29" EAST ALONG SAID TANGENT LINE, A DISTANCE OF 59.55 FEET TO A POINT ON THE MOST SOUTHEASTERLY LINE OF SAID LOT 14, SAID POINT BEING 144.20 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 14 AND THE TERMINUS OF SAID EASEMENT CENTERLINE, THE EASTERLY AND WESTERLY MARGINS OF SAID EASEMENT SHALL BE EXTENDED OR SHORTENED SO AS TO TERMINATE ON THE SAME LINES OF SAID LOT 14 HEREINBEFORE DESCRIBED AS THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID EASEMENT.

*AK*  
*OK*

EXHIBIT "B"



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