

When Recorded Return to:
SHELDON J. COWEN
LISA LEVIN COWEN
1608 Federal Avenue E
Seattle WA 98102

200407160162
Skagit County Auditor
7/16/2004 Page 1 of 3 3:57PM

Chicago Title Company - Island Division
Order No: AE10063 JAC

STATUTORY WARRANTY DEED

IC31426 ✓

THE GRANTOR DUNCAN CHAPPELL AND RHONDA CHAPPELL, husband and wife

for and in consideration of Six Hundred Twenty-Five Thousand and
00/100...(\$625,000.00) DOLLARS

in hand paid, conveys and warrants to SHELDON J. COWEN and LISA LEVIN COWEN,
husband and wife

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEE EXHIBIT A WHICH IS HERETO ATTACHED

3697

JUL 16 2004

Situated in Skagit County, Washington.

Amount Paid \$ 11,125.00
Skagit Co. Treasurer
By DC Deputy

Tax Account No. : P47342 360231-0-030-0003 P32734 350206-0-015-0004 P47336 360231-0-024-0001

Subject to: Restrictions, reservations and easements of record.

Dated: July 8, 2004

Duncan Chappell July 12 2004
DUNCAN CHAPPELL Date

Rhonda Chappell 12 July 2004
RHONDA CHAPPELL Date

STATE OF NEW SOUTH WALES
COUNTY OF AUSTRALIA

I certify that I know or have satisfactory evidence that DUNCAN CHAPPELL and RHONDA CHAPPELL 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: 12 JULY 2004

Notary Public in and for the State of NEW SOUTH WALES
Residing at SYDNEY
My appointment expires: HAS NOT EXPIRED

ROSS GIOVANELLI
PUBLIC NOTARY
SYDNEY N.S.W. AUSTRALIA

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: AE10063 JAC

PARCEL A:

A tract of land in Government Lot 2, Section 6, Township 35 North, Range 2 East of the Willamette Meridian, and in Government Lot 2, Section 31, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the section line said lots, 554.98 feet East of the West corner common thereto;

Thence South 19°10' West, 166.25 feet;

Thence South 83°12' East, 168.07 feet;

Thence South 75°22' East, 157.0 feet;

Thence East parallel to the said common lot line 522.45 feet to the East line of said Lot 2 of said Section 6;

Thence North 0°42' East, along said lot line 216.62 feet to the North Quarter corner of said Section 6;

Thence North 0°36' East, along the East line of said Lot 2 of said Section 31, 142.87 feet;

Thence following a curve to the left whose radius is 70.73 feet, 121.83 feet;

Thence South 81°42'30" West, 49.08 feet;

Thence North 69°08' West, 193.0 feet;

Thence North 20°52' East, 147.63 feet to the high water line of Padilla Bay;

Thence North 69°08' West, 130.0 feet along said high water line;

Thence South 20°52' West, 113.68 feet;

Thence South 36°06'30" West, 334.4 feet;

Thence North 67°22' West, 137.7 feet;

Thence South 19°10' West, 143.82 feet to the point of beginning;

EXCEPT THEREFROM any county road rights of way, and dedicated roads not vacated (being a portion of vacated Plat of Orchard Beach Tracts, according to the plat recorded in Volume 4 of Plats, page 45, records of Skagit County, Washington)

AND EXCEPT that portion described as follows:

Beginning at the North Quarter corner of said Section 6;

Thence North 0°36' East, along the East line of said Government Lot 2 of said Section 31, a distance of 142.87 feet;

Thence following a curve to the left whose radius is 70.73 feet, an arc distance of 121.83 feet;

Thence South 81°42'30" West, a distance of 23.84 feet;

Thence South 40°56'45" West, a distance of approximately 275 feet to the section line between Sections 6 and 31;

Thence Easterly along said Section line to the point of beginning;

TOGETHER WITH any vacated road adjacent thereto;

AND ALSO EXCEPT that portion, if any, of Guemes Island Road, County Road No. 48, vacated May 26, 1958, Commissioners File No. 9970, which may not have reverted to said premises by operation of law;

TOGETHER WITH tidelands of the second class lying in front of, adjacent to and abutting upon that portion bordering on the aforesaid premises, together with any entitlement to vacated road adjoining said parcel;

EXCEPT any vacated road adjacent to the excepted parcel hereinafter described.

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PARCEL B:

An easement for ingress and egress across a strip of land 40 feet wide in Section 6, Township 35 North, Range 2 East of the Willamette Meridian, being 20 feet on each side of the following described centerline;

Beginning at a point on the Section line between Section 31, Township 36 North, Range 2 East of the Willamette Meridian and Section 6, Township 35 North, Range 2 East of the Willamette Meridian, 554.98 feet East of the West corner common thereto;

Thence South 19°10' West, 166.25 feet, to the true point of beginning;

Thence West 213.2 feet;

Thence South 51°45' West, 797.4 feet;

Thence South 69°09' West, 377.0 feet;

Thence South 72°13' West, 324.8 feet;

Thence North 87°41' West, 169.0 feet;

Thence South 76°41' West, 150.0 feet, more or less, to the county road along the West line of Section 6, Township 35 North, Range 2 East of the Willamette Meridian, which property is now County Road.

Situated in Skagit County, Washington

PARCEL C:

An easement for ingress and egress to a strip of land 20 feet wide in Section 6, Township 35 North, Range 2 East of the Willamette Meridian, the North line of which said 20 foot strip is described as follows:

Beginning at a point on the Section line between Section 31, Township 36 North, Range 2 East of the Willamette Meridian and Section 6, Township 35 North, Range 2 East of the Willamette Meridian, 554.98 feet East of the West corner common thereto;

Thence South 19°10' West, 166.25 feet to the true point of beginning;

Thence South 83°12' East 168.07 feet;

Thence South 75°22' East, 157.0 feet.

Situated in Skagit County, Washington

