



200503250115

Skagit County Auditor

3/25/2005 Page 1 of 4 3:22PM

RETURN TO:

LAW OFFICE

of

BRADFORD E. FURLONG, P.S.
825 CLEVELAND AVENUE
MOUNT VERNON, WASHINGTON 98273
(360) 336-6508

114052-P
LAND TITLE OF SKAGIT COUNTY

Document Title: Statutory Warranty Deed

Reference number of documents assigned or released: N/A

Grantors: Donald M. Caldwell and Ann B. Caldwell, H&W

Grantee: Michele F. Lehmann, a single person

Partial Legal Description: (full legal on face of deed)

ptn SW ¼ 14-34-1 E W.M.

Assessor's Parcel/Tax I.D. Number: 340114-3-005-0500, P115540; 340114-3-005-0800, P122042

1374
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 25 2005

Amount Paid \$ 6212.20
By Skagit Co. Treasurer Deputy
[Signature]

STATUTORY WARRANTY DEED

The Grantors, DONALD M. CALDWELL and ANN B. CALDWELL, husband and wife, for and in the consideration of Ten Dollars (\$10) and other valuable consideration in hand paid, convey and warrant to Grantee, MICHELE F. LEHMANN, a single person, as her separate property, the following legally described real property:

That portion of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M, lying Westerly of the following described line:

Commencing at the Southwest corner of said Southwest 1/4 (Southwest Section corner);
thence North 89°48'31" East for a distance of 659.37 feet along the South line of said Southwest 1/4 to the true point of beginning of said line;
thence North 0°21'23" East parallel with the West line of said Southwest 1/4 for a distance of 676.72 feet, more or less, to the North line of said South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M. and being the terminus of said line.

TOGETHER WITH a perpetual and non-exclusive easement for ingress, egress and utilities over, under and across the following described property:

The West 40.00 feet of the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M., and the West 40.00 feet of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M.

AND SUBJECT TO all easements and restrictions of record.

Situate in the County of Skagit, State of Washington.

Dated this 15th day of MARCH 2005.


DONALD M. CALDWELL

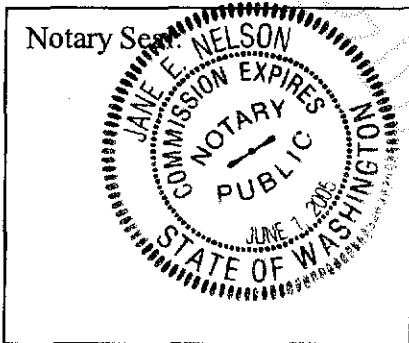

ANN B. CALDWELL



STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

On this day personally appeared before me DONALD M. CALDWELL to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 14th day of March 2005.



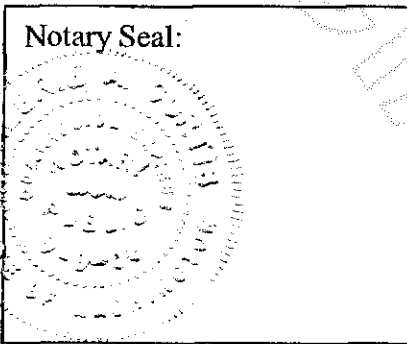
Jane E. Nelson
Notary Public in and for the State of Washington
Residing at PNACORTEX
Printed Name: JANE E NELSON
My commission expires: 6-1-05



STATE OF WASHINGTON)
) SS.
COUNTY OF Skagit)

On this day personally appeared before me ANN B. CALDWELL to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 15th day of March 2005.



Valerie A. Curtis
Notary Public in and for the State of Washington
Residing at Mt Vernon, WA
Printed Name: Valerie A Curtis
My commission expires: 9-9-08

