

When Recorded Return to:

Wayne & Patricia Fraser
11479 N. Del Mar Road
Anacortes, WA 98221



200505060111
Skagit County Auditor

5/6/2005 Page 1 of 4 11:59AM

CHICAGO TITLE CO.

1C34040 ✓

Warranty Deed

Grantor(s): Wayne A. Fraser and Patricia I. Fraser, as Trustees

Grantee(s): Wayne A. Fraser and Patricia I. Fraser, husband and wife

Legal Description (abbreviated): Ptn Tract B Rancho San Juan del Mar, Subdivision No. 1

Additional legal description on Exhibit A

Assessor's Tax Parcel Number: 3972-000-096-0417 P68225

For and in consideration of No Dollars and No Cents (0.00), the receipt and adequacy of which are hereby acknowledged, **Wayne A. Fraser and Patricia I. Fraser**, as trustees of the Fraser Family Revocable Trust dated October 2, 1990 ("Grantor") conveys and warrants to **Wayne A. Fraser and Patricia I. Fraser**, husband and wife ("Grantee") the real estate, situated in the County of Skagit, State of Washington and described on the attached Exhibit A.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2223
MAY 06 2005

SUBJECT TO all encumbrances and defects of record.

Dated: February 8, 2005.

Amount Paid \$
Skagit Co. Treasurer
Deputy
By

Wayne A. Fraser
Wayne A. Fraser

Patricia I. Fraser
Patricia I. Fraser

State of Washington)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that Wayne A. Fraser and Patricia I. Fraser, as trustees of the Fraser Family Revocable Trust dated October 2, 1990 appeared before me and acknowledged that they signed this instrument and on oath stated that they were authorized to execute the instrument and acknowledged it as the trustees of the Fraser Family Revocable Trust dated October 2, 1990 and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2/8/05



Sandra L. Smith

Notary Public

My appointment expires: 4/28/07



200505060111

Skagit County Auditor

5/6/2005 Page 2 of 4 11:59AM

Warranty Deed

Page 2

H:\EWJFraser, Wayne\502 Deed.wpd
2/7/5 11:15

Elliott W. Johnson Inc. P.S.
711 South First Street
Mount Vernon, WA 98273
(360) 336-6502 Fax 336-5616
Email Elliott@EWJLaw.com

UNOFFICIAL DOCUMENT

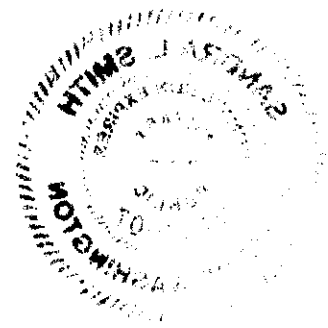


EXHIBIT "A"

PARCEL A:

That portion of Tract B and the vacated road adjacent thereto, in RANCHO SAN JUAN del MAR SUBDIVISION NO. 1, according to the plat thereof, recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at a point 67.02 feet South and 561.53 feet West of the Northeast corner of Tract B (the North line of Tract B bears North 89°14' West);
Thence South 44°43' West 148.82 feet to the East line of a 40.0 foot reserved roadway;
Thence South 29°24' East along said reserved road line 103.96 feet;
Thence North 45°13' East 183.07 feet;
Thence North 44°47' West 94.66 feet;
Thence North 85°17' West 9.40 feet to the point of beginning.

Situated in Skagit County, Washington

PARCEL B:

That portion of Tract B and the vacated road adjacent thereto, in RANCHO SAN JUAN del MAR SUBDIVISION NO. 1, according to the plat thereof, recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at a point 67.02 feet South and 561.53 feet West of the Northeast corner of Tract B (the North line of Tract B bears North 89°14' West);
Thence South 44°43' West 148.82 feet to the East line of a 40.0 foot reserved roadway;
Thence North 29°24' West along said reserved road line to a point that bears South 60°36' West from the point of beginning;
Thence North 60°36' East to the point of beginning;

EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded July 27, 1961 and November 1, 1968, under Auditor's File Nos. 610470 and 719951, respectively, records of Skagit County, Washington.

Situated in Skagit County, Washington

continued.....



200505060111

Skagit County Auditor

Exhibit "A" continued....

PARCEL C:

That portion of Tract B and the vacated road adjacent thereto, in RANCHO SAN JUAN del MAR SUBDIVISION NO. 1, according to the plat thereof, recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at a point 67.02 feet South and South 561.53 feet West of the Northeast corner of Tract B (the North line of Tract B bears North 89°14' West);
Thence North 67.02 feet to the North line of said Tract B;
Thence West along said North line to the Easterly line of a 40 foot reserved roadway;
Thence Southeasterly along said reserved roadway to a point that bears South 60°36' West from the point of beginning;
Thence North 60°36' East to the point of beginning;

EXCEPT that portion conveyed to Skagit County by deed recorded July 27, 1961, under Auditor's File No. 610470, records of Skagit County, Washington;

AND EXCEPT that portion, if any, conveyed to Skagit County for road purposes by deed recorded November 20, 1968, under Auditor's File No. 720541, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL D:

That portion of Tract B in RANCHO SAN JUAN del MAR SUBDIVISION NO. 1, according to the plat thereof, recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of Tract B, said point also being the East quarter corner of said Section 34;
Thence North 89°14' West along the North line of said Tract B, a distance of 561.53 feet;
Thence South 0°26'40" West, a distance of 67.02 feet;
Thence South 44°43' West, a distance of 17.00 feet;
Thence North 86° West, a distance of 19.72 feet to the true point of beginning;
Thence North 86° West, a distance of 59.21 feet to the beginning of a curve to the right having a radius of 183.05 feet;
Thence along the arc of said curve a distance of 97.96 feet through a central angle of 30°39'43";
Thence North 13° West a distance of 45.29 feet to the North line of said Tract B;
Thence South 89°14' East a distance of 17.31 feet;
Thence South 38°21'10" East, a distance of 12.91 feet;
Thence South 62°39'30" East, a distance of 152.29 feet to the true point of beginning.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



200505060111
Skagit County Auditor

5/6/2005 Page

4 of

4 11:59AM