

When Recorded Return to:
F. JAMES BECKNER JR
KAREN A. BECKNER
17576 South Skyridge Drive
Mount Vernon WA 98274

200506100088
Skagit County Auditor
6/10/2005 Page 1 of 3 11:35AM

Chicago Title Company - Island Division

Order No: IMV1039 MKP
IC35181✓

STATUTORY WARRANTY DEED

THE GRANTOR GLORIA L. MILLER and KATHLEEN ANN WILSON, who acquired title as Kathleen L. Wilson, each as single individuals, each as their separate estate

for and in consideration of Three Hundred Thirty-One Thousand and 00/100...(\$331,000.00)
DOLLARS

in hand paid, conveys and warrants to

F. JAMES BECKNER JR and KAREN A. BECKNER, husband and wife and CARRIE ALLISON BECKNER, an unmarried individual

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

Abbreviated legal description: Ptn., Blk 55, PLAT OF THE TOWN OF MONTBORNE, See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 4135-055-900-0203 P74711

Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: June 9, 2005

Gloria L. Miller 06/09/05
GLORIA L. MILLER Date

Kathleen Ann Wilson 9 JUNE 2005
KATHLEEN ANN WILSON Date

2957
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 10 2005

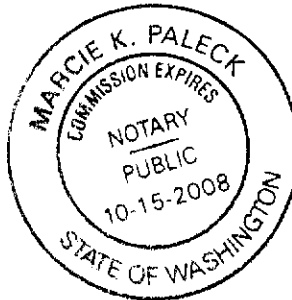
Amount Paid \$ 5,891.80
By [Signature] Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that GLORIA L. MILLER and KATHLEEN ANN WILSON 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: June 6 2005

Marcie K. Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2008



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EXHIBIT 'A'

Description:

Order No: IMV1039 MKP

PARCEL A:

All that portion of Block 55, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, lying within the following described tract:

Beginning at the *Northeasterly corner* of Lot 1, Block 43 of said Plat of the Town of Montborne;
Thence North 47°25'45" East along a projection of the Northerly line of said Lot 1, a distance of 50.22 feet;
Thence South 37°10'00" East parallel to the Easterly line of said Block 43 and along the original centerline of the Northern Pacific Railroad a distance of 369.99 feet to a point of curvature in said centerline;
Thence along the arc of said curve to the right having a radius of 1,146.28 feet, through a central angle of 9°50'39" an arc distance of 196.95 feet to the true point of beginning;
Thence continue along the arc of said curve through a central angle of 4°07'25" an arc distance of 82.50 feet;
Thence South 66°40'00" West 82 feet, more or less, to the shoreline of Big Lake;
Thence Northwestery along said shoreline 74 feet, more or less, to a point which is South 60°46'02" West from the true point of beginning;
Thence North 60°46'02" East 92 feet, more or less, to the true point of beginning;

TOGETHER WITH a non-exclusive easement for road purposes over and across that certain 20 foot strip of land lying Northerly of the North line of the above described main tract, as granted and referred to in deed dated August 20, 1965 and recorded September 15, 1971, under Auditor's File No. 758080, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the 100 foot wide railroad right of way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying between the Easterly extensions of the Northerly and Southerly lines of that portion of Block 55, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to Kathleen Ann Wilson, et al, by Deed recorded under Auditor's File No. 89102000079, records of Skagit County, Washington, and Westerly of the centerline of said right of way;

EXCEPT those portions thereof, if any, conveyed to Sylvia Jensen to the South by an unrecorded Deed dated May 27, 1977 and to Robert G. Miller to the North by a Deed recorded under Auditor's File No. 844525, records of Skagit County, Washington;

AND EXCEPT those portions thereof, if any, conveyed to Helmer Loy, et ux, by Auditor's File No. 8403210053 and quieted in Helmer Loy, et ux, by Decree entered November 8, 1988 in Skagit County Superior Court Cause No. 87-2-00748-3.

Situated in Skagit County, Washington.



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