



200506300163
Skagit County Auditor

6/30/2005 Page

1 of

211:44AM

When Recorded Return to:
ALAN DEUBNER
HEIKE DEUBNER
2610 24th Avenue E.
Seattle WA 98112

Chicago Title Company - Island Division
Order No: AE10778 MM

STATUTORY WARRANTY DEED

IC35161 ✓

THE GRANTOR **PATRICK W. MORELL and DEBORAH A. MORELL, husband and wife**

for and in consideration of **Six Hundred Eighty-Five Thousand and 00/100...(\$685,000.00)**
DOLLARS

in hand paid, conveys and warrants to **ALAN DEUBNER and HEIKE DEUBNER, husband and wife**

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

PTN. TRACT A, PART OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 8
SEE EXHIBIT A WHICH IS HERETO ATTACHED.

Situated in Skagit County, Washington.

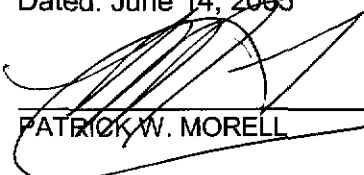
3396
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

Tax Account No. : 3979-000-095-0205 P68400


Subject to: Restrictions, reservations and easements of record.

JUN 30 2005
Amount Paid \$ 12193.00
Skagit County Treasurer
By: Deputy

Dated: June 14, 2005


PATRICK W. MORELL

6/20/05
Date

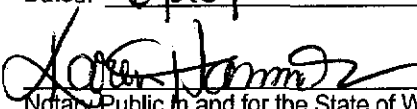

DEBORAH A. MORELL

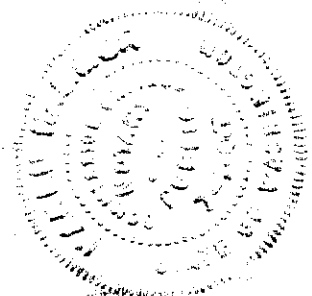
6/20/05
Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that PATRICK W. MORELL and DEBORAH A. MORELL 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: 6/20/05


Notary Public in and for the State of Washington
Residing at
My appointment expires:



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: AE10778 MM

PARCEL A:

All that portion of Tract A, PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 8, according to the plat thereof recorded in Volume 8 of Plats, pages 34 and 35, records of Skagit County, Washington, described as follows:

Commencing at the Southeast corner of said Tract A;
Thence North 54°12' West along the Southwesterly line of said Tract A for 383.47 feet to the true point of beginning;
Thence continue North 54°12' West along the Southwesterly line of said Tract A for 274.71 feet to the most Westerly corner of Tract A;
Thence South 88°08' East along the North line of Tract A for 459.9 feet to a point 303.76 feet West of the most Easterly corner of Tract A;
Thence South at right angles to the North line Tract A for 30 feet to the Northwesterly corner of that certain tract previously conveyed to Orville L. Berg and Helen L. Berg, husband and wife, by deed recorded under Auditor's File No. 809112, records of Skagit County, Washington;
Thence South 63°52' West along the Northwesterly line of said Berg Tract for 262.72 feet to the point of beginning.

Situated in Skagit County, Washington

PARCEL B:

An undivided 2/3 interest in the North 30 feet of the East 303.76 feet, as measured along the North line of Tract A, PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 8, according to the plat thereof recorded in Volume 8 of Plats, pages 34 and 35, records of Skagit County, Washington.

Situated in Skagit County, Washington



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