

POOR ORIGINAL

AFTER RECORDING MAIL TO:

Timothy Sean Check
3917 Aaron Ct.
Bellingham, WA. 98226



200601060145

Skagit County Auditor

1/6/2006 Page

1 of

3 3:33PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 84349

Statutory Warranty Deed

Grantor(s): Kenneth W. Unick and Carol A. Unick FIRST AMERICAN TITLE CO.
Grantee(s): Timothy Sean Check and Ayumi Takabe
Assessor's Tax Parcel Number(s): 3863-000-090-0019, P62107 84349E-1

THE GRANTOR Kenneth W. Unick and Carol A. Unick, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Timothy Sean Check and Ayumi Takabe, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

PARCEL "A":

Lot 89, "BIG LAKE WATERFRONT TRACTS", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington; EXCEPT that portion conveyed to Skagit County for road by deed recorded January 12, 1962 under Auditor's File No. 616757.

SUBJECT TO and TOGETHER WITH a non-exclusive easement for ingress and egress and utility purposes on, over, across and under Lots 86, 87, 88, 89 and 90 of the "FIRST ADDITION TO BIG LAKE WATER FRONT TRACTS", as per plat recorded in Volume 4 of Plats, pages 12 to 15, records of Skagit County, Washington.

Said easement is twenty feet in width, lying ten (10.00) feet on each side of the following described easement centerline:

Beginning at the point of intersection of the centerline of that County Road known as West Big Lake Boulevard with the South line of Lot 90, which point bears North 43 degrees 16'23" East, a distance of 16.89 feet from the Southwest corner of said Lot 90; thence North 25 degrees 21'30" West along the centerline of said County Road, a distance of 87.81 feet to the P.T. of a 4 degree curve to the left, having a central angle of 14 degrees 24' and an arc length of 360.00 feet, and which point (P.T. of said curve) is the true point of beginning of the easement centerline; thence along the following easement centerline courses and distances; North 27 degrees 02'20" East, 62.29 feet; North 2 degrees 21'20" West, 115.00 feet; North 7 degrees 46'40" East, 185.69 feet; North 4 degrees 26'10" West, 71.99 feet; North 42 degrees 17'10" West, 60.27 feet; South 89 degrees 51'30" West, 53.56 feet; South 67 degrees 52'40" West, 74.13 feet; and South 41 degrees 45'19" West, a distance of 147.76 feet to a point on the centerline of said County Road, which point is the true point of ending of the easement centerline, and which point bears North 39 degrees 45'30" West a distance of 38.80 feet from the P.C. of said 4 degree curve; thence North 39 degrees 45'30" West along the centerline of said County Road, a distance of 27.79 feet to a point on the North line of Lot 86, which point bears North 43 degrees 18'23" East, a distance of 144.86 feet from the Northwest corner of said Lot 86.

PARCEL "B":

Lot 90, "BIG LAKE WATERFRONT TRACTS", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington; EXCEPT that portion conveyed to Skagit County for road by deed recorded January 12, 1962 under Auditor's File No. 616757.

SUBJECT TO and TOGETHER WITH a non-exclusive easement for ingress and egress and utility purposes on, over, across and under Lots 86, 87, 88, 89 and 90 of the "FIRST ADDITION TO BIG LAKE WATER FRONT TRACTS", as per plat recorded in Volume 4 of Plats, pages 12 to 15, records of Skagit County, Washington.

continued

Said easement is twenty feet in width, lying ten (10.00) feet on each side of the following described easement centerline:

Beginning at the point of intersection of the centerline of that County Road known as West Big Lake Boulevard with the South line of Lot 90, which point bears North 43 degrees 16'23" East, a distance of 16.89 feet from the Southwest corner of said Lot 90; thence North 25 degrees 21'30" West along the centerline of said County Road, a distance of 87.81 feet to the P.T. of a 4 degree curve to the left, having a central angle of 14 degrees 24' and an arc length of 360.00 feet, and which point (P.T. of said curve) is the true point of beginning of the easement centerline; thence along the following easement centerline courses and distances; North 27 degrees 02'20" East, 62.29 feet; North 2 degrees 21'20" West, 115.00 feet; North 7 degrees 46'40" East, 185.69 feet; North 4 degrees 26'10" West, 71.99 feet; North 42 degrees 17'10" West, 60.27 feet; South 89 degrees 51'30" West, 53.56 feet; South 67 degrees 52'40" West, 74.13 feet; and South 41 degrees 45'19" West, a distance of 147.76 feet to a point on the centerline of said County Road, which point is the true point of ending of the easement centerline, and which point bears North 39 degrees 45'30" West a distance of 38.80 feet from the P.C. of said 4 degree curve; thence North 39 degrees 45'30" West along the centerline of said County Road, a distance of 27.79 feet to a point on the North line of Lot 86, which point bears North 43 degrees 18'23" East, a distance of 144.86 feet from the Northwest corner of said Lot 86.

78

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 06 2006

Amount Paid \$ 6258⁰⁰
Skagit Co. Treasurer
By *BA* Deputy



200601060145
Skagit County Auditor

UNOFFICIAL INSTRUMENT

Dated: December 14, 2005

Kenneth W. Unick
Kenneth W. Unick

Carol A. Unick
Carol A. Unick

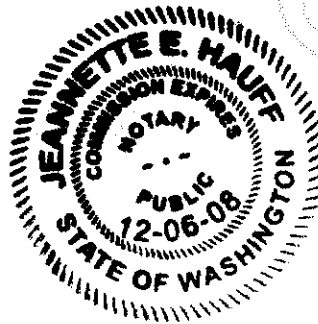
STATE OF Washington
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Kenneth W. Unick and Carol A. Unick, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1/5/06

Jeannette E. Hauff

Notary Public in and for the State of Washington
Residing at Everett
My appointment expires: 12/16/08



200601060145
Skagit County Auditor