

AFTER RECORDING MAIL TO:
Mr. and Mrs. Jason Beck
53074 St Rt 20
Rockport, WA 98283



200601270130
Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 119662-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): David R. Hambricht and Mary L. Hambricht
Grantee(s): Jason Beck and Kimberly J. Beck
Abbreviated Legal: ptn GL4, 25-35-9 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350925-0-025-0002, P44675

THE GRANTOR David R. Hambricht and Mary L. Hambricht, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jason Beck and Kimberly J. Beck, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 119662-PE.

Dated January 26, 2006

David R. Hambricht
David R. Hambricht

Mary L. Hambricht
Mary L. Hambricht

#427
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

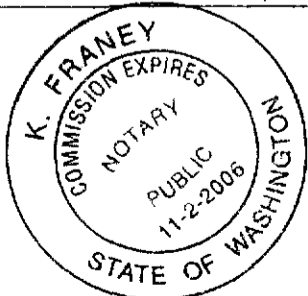
JAN 27 2006

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4235.00
By [Signature] Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that David R. Hambricht and Mary L. Hambricht the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1-26-06



Kaydeen Franey
Kaydeen Franey
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 11/02/2006

EXHIBIT A

That portion of Government Lot 4 in Section 25, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point which is 1245 feet South and 397 feet East of the West $\frac{1}{4}$ corner of said Section; thence South 100 feet, more or less, to a creek as it existed on March 20, 1939 and as described in deed recorded March 20, 1939 in Volume 176 of Deeds, page 470, records of Skagit County, Washington, which is the true point of beginning; thence Northwesterly along said creek 80 feet, more or less, to the intersection with the Easterly line of State Highway 17-A; thence Southwesterly along said highway 97.5 feet to the Northwest corner of a tract conveyed to Benton in deed recorded June 14, 1956, under Auditor's File No. 537427; thence South $36^{\circ}33'$ East 19.5 feet; thence South $28^{\circ}24'$ West 26.73 feet to the Northwest corner of a tract conveyed to Benton in deed recorded December 1, 1959 under Auditor's File No. 588419; thence South $40^{\circ}54'$ East along said tract 103.8 feet; thence North $25^{\circ}16'$ East 27.33 feet to a point which lies 150 feet Southerly from the point of beginning, as measured along the Westerly line of a county road as it existed on October 4, 1948; thence along the Westerly line of said road to the true point of beginning; EXCEPT that portion, if any, lying within the tract deeded to Jarmin on February 2, 1973, and recorded under Auditor's File No. 780297.

Situate in the County of Skagit, State of Washington.



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