

AFTER RECORDING MAIL TO:
Stephen M. Babbitt
5706 Sheila Ann Court
Anacortes, WA 98221



200604050127

Skagit County Auditor

4/5/2006 Page 1 of 3 3:28PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 120163-s

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Norma A. Perkins
Grantee(s): Stephen M. Babbitt and Richard L. Ault
Abbreviated Legal: Blk 15, Gibraltar
Assessor's Tax Parcel Number(s): P73550/4109-040-010-0006

THE GRANTOR Norma A. Perkins, an unmarried person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stephen M. Babbitt, a married person as his separate estate and Richard L. Ault, an unmarried person, as their separate property the following described real estate, situated in the County of Skagit, State of Washington.

** See attached detailed legal

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. 120163-sa.

Dated March 24, 2006

Norma A. Perkins

1606
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 05 2006

Amount Paid \$ 3502.72
Skagit Co. Treasurer
By

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Norma A. Perkins
the person(s) who appeared before me, and said person(s) acknowledged that She
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 3-24-06



Notary Public in and for the State of Washington.
Residing at Sedro Woolley
My appointment expires: 4-19-06

DESCRIPTION:

All of Blocks 40 and 47, and that portion of Block 39, lying Northerly of the 60 foot wide County road conveyed to Skagit County by Deed recorded July 16, 1946, under Auditor's File No. 394003,

EXCEPT Lots 1 and 2 of said Block 39; all in "PLAT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO. WASHINGTON, U.S.A." as per plat recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington;

TOGETHER WITH vacated alley in Block 47 of said Plat;

ALSO TOGETHER WITH those portions of vacated Georgia Street, Wyoming Street, Virginia Street, Montana Street, Wilkes Street, Orcas Street and Whidbey Street, which upon vacation reverted to said premises by operation of law,

EXCEPT from all of the above, those portions, if any, lying within the boundaries of those certain 60 foot wide strips of land conveyed to Skagit County for road purposes by Deed recorded September 17, 1946, under Auditor's File No. 396039, and by Deed recorded July 22, 1941, under Auditor's File No. 342050, in Volume 184 of Deeds, page 373, records of Skagit County, Washington,

AND EXCEPT any portion lying within that portion conveyed by deed recorded December 29, 1999, under Auditor's File No. 199912290072, records of Skagit County, Washington,

AND ALSO EXCEPT any portions thereof lying within the boundaries of existing public rights of way;

AND ALSO EXCEPT the three following described portions thereof:

1. Said Block 47, TOGETHER WITH those portions of the vacated streets and alleys that would attach thereto by operation of law.
2. Those portions of said Blocks 39 and 40 lying Easterly of the Southerly extension of the West line of the "PLAT OF QUAKE COVE", as per plat recorded in Volume 6 of Plats, page 37, records of Skagit County, Washington, said Southerly extension extends from the Southwest corner of Lot 19 in the "PLAT OF QUAKE COVE", South to Gibraltar Road; these portions of said Blocks 39 and 40 include those portions of the vacated streets and alleys that would attach thereto by operation of law.
3. Those portions of said Blocks 39 and 40, including vacated streets and alleys, that would attach thereto by operation of law, described below:

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DESCRIPTION CONTINUED:

A strip of land 60.00 feet in width lying 30 feet on each side of the following describe centerline:

Commencing at the West $\frac{1}{4}$ corner of Section 17, Township 34 North, Range 2 East, W.M.;
thence South $00^{\circ}28'42''$ West along the West line of the Southwest $\frac{1}{4}$ of said Section 17 to the Southwest corner of said Section 17;
thence North $62^{\circ}06'09''$ East a distance of 1,681.21 feet, more or less, to the monumented Southeast corner of Block 47 of said "PLAT OF THE TOWNSITE OF GIBRALTER";
thence North $89^{\circ}29'02''$ West 30.00 feet to the true point of beginning of said centerline;
thence South $00^{\circ}29'02''$ West 68.55 feet;
thence South $27^{\circ}21'15''$ West 62.08 feet;
thence South $20^{\circ}29'45''$ West 113.87 feet, more or less, to a point on the Northerly right of way line of Gibraltar Road, said point bears North $68^{\circ}08'03''$ East, a distance of 1,494.37 feet from the Southwest corner of said Section 17 and is the terminus of said centerline;

TOGETHER WITH that portion of said Blocks 39 and 40 lying Easterly of the East line of the above described 60.00 foot wide strip of land and Westerly of the Southerly extension of the West line of the "PLAT OF QUAKER COVE", as per plat recorded in Volume 6 of Plats, page 37, records of Skagit County, Washington, extended from the Southwest corner of Lot 19 in the "PLAT OF QUAKER COVE", South to Gibraltar Road.

(The above described 60.00 foot wide strip of land is a revision to the 60.00 foot wide easement delineated on the face of that certain Survey recorded December 16, 1999, under Auditor's File No. 199912160093. Said 60.00 foot wide strip of land also being identical with that certain "Notice of Easement" recorded March 5, 1999 as Auditor's File No. 9903050140.)

Situate in the County of Skagit, State of Washington.



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