

AFTER RECORDING MAIL TO:

Daniel A Buescher and Carolyn M McIntyre
9040 Thunderbird
Concrete, WA 98237



200706180160
Skagit County Auditor

6/18/2007 Page 1 of 4 1:30PM

Filed for Record at Request of:
First American Title Insurance Company

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91701-1

STATUTORY WARRANTY DEED

File No: **4207-1044972 (DB)**

Date: **June 12, 2007**

Grantor(s): **Michael J Crosson and Heidi Crosson**

Grantee(s): **Daniel A Buescher and Carolyn M McIntyre**

Abbreviated Legal: **SECTION 13, TOWNSHIP 35, RANGE 8; PTN. GOV. LOT 8; AND**

SECTION 24, TOWNSHIP 35, RANGE 8; PTN. GOV. LOT 1; AND

SECTION 24, TOWNSHIP 35, RANGE 8; PTN. NE NE

Additional Legal on page:

Assessor's Tax Parcel No(s): **P44162, P44178 & P 43823**

THE GRANTOR(S) Michael J Crosson and Heidi Crosson, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Daniel A Buescher and Carolyn M McIntyre, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

PARCEL A:

THE SOUTH 1/4 OF GOVERNMENT LOT 8 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., LYING SOUTHWESTERLY OF GREAT NORTHERN RAILWAY COMPANY RAILROAD RIGHT-OF-WAY.

PARCEL B:

THE NORTH 1/2 OF GOVERNMENT LOT 1 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., EXCEPT THE SOUTH 300 FEET THEREOF.

PARCEL C:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., LYING SOUTHERLY OF THE GREAT NORTHERN RAILWAY COMPANY RAILROAD RIGHT-OF-WAY AND LYING WESTERLY OF THAT CERTAIN FENCE REFERRED TO IN DEED DATED APRIL 27, 1956, AND RECORDED APRIL 30, 1956, UNDER AUDITOR'S FILE NO. 535303, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXECUTED BY HENRY N. SJOBOEN, ET UX TO MAGNUS MILLER, ET UX;

EXCEPT THAT PORTION THEREOF LYING SOUTHERLY OF THAT CERTAIN STRIP CONVEYED TO CHARLENE R. LA FLEUR BY DEED DATED MARCH 26, 1973, AND RECORDED MARCH 26, 1973, UNDER AUDITOR'S FILE NO. 782484, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THAT CERTAIN STRIP OF LAND UPON WHICH THERE IS NOW LOCATED AN EXISTING DRIVEWAY RUNNING FROM THE COUNTY ROAD, IN AN EASTERLY AND WESTERLY DIRECTION, TO THE SOUTH 300 FEET OF THE NORTH 1/2 OF GOVERNMENT LOT 1, NOT EXCEEDING 20 FEET IN WIDTH AND LYING WITHIN A 20 FOOT WIDE STRIP OF LAND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., LYING NORTHERLY OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF THE COUNTY ROAD, AS THE SAME EXISTED ON APRIL 27, 1956, 162 FEET SOUTHERLY OF THE INTERSECTION OF SAID WEST LINE AND THE SOUTH LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY, SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED IN DEED TO MAGNUS MILLER, ET UX, FROM HENRY N. SJOBOEN, ET UX, DATED APRIL 27, 1956, RECORDED APRIL 30, 1956, UNDER AUDITOR'S FILE NO. 535303, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE WESTERLY ALONG SAID SOUTH LINE OF SAID TRACT TO AN EXISTING FENCE LINE REFERRED TO IN SAID DEED; THENCE WESTERLY IN A STRAIGHT LINE TO A POINT 20 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH 300 FEET OF THE NORTH 1/2 OF GOVERNMENT LOT 1 OF SAID SECTION, SAID POINT BEING THE TERMINAL POINT OF SAID LINE.

PARCEL D:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE WEST LINE OF THE COUNTY ROAD AS THE SAME EXISTED ON MAY 14, 1937, AND THE SOUTH RIGHT-OF-WAY LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY; THENCE 20 FEET SOUTH ALONG THE WEST LINE OF SAID COUNTY ROAD EXTENDED, BEING THE TRUE POINT OF BEGINNING; THENCE WESTERLY AND PARALLEL WITH THE SOUTH LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY AND 20 FEET SOUTHERLY THEREOF A DISTANCE OF 501 FEET, MORE OR LESS, TO A FENCE LINE AS REFERRED TO IN DEED DATED APRIL 27, 1956, AND RECORDED APRIL 30, 1956, UNDER AUDITOR'S FILE NO. 535303, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXECUTED BY HENRY N. SJOBOEN, ET UX, TO MAGNUS MILLER, ET UX; THENCE SOUTHERLY ALONG SAID EXISTING FENCE LINE A DISTANCE OF 261 FEET; THENCE IN AN EASTERLY DIRECTION TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ABOVE DESCRIBED COUNTY ROAD EXTENDED SOUTHERLY TO SAID POINT AND A DISTANCE OF 142 FEET SOUTHERLY FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE WEST LINE OF SAID COUNTY ROAD EXTENDED TO THE TRUE POINT OF BEGINNING,




EXCEPT FROM THE ABOVE DESCRIBED PARCELS "C" AND "D" THAT CERTAIN STRIP CONVEYED TO CHARLENE R. LA FLEUR BY DEED DATED MARCH 26, 1973, AND RECORDED MARCH 26, 1973, UNDER AUDITOR'S FILE NO. 782484, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED THEREIN AS FOLLOWS: THAT CERTAIN STRIP OF LAND UPON WHICH IS NOW LOCATED AN EXISTING DRIVEWAY RUNNING FROM THE COUNTY ROAD, IN AN EASTERLY AND WESTERLY DIRECTION, TO THE SOUTH 300 FEET OF THE NORTH 1/2 OF GOVERNMENT LOT 1, NOT EXCEEDING 20 FEET IN WIDTH, AND LYING WITHIN A 20 FOOT WIDE STRIP OF LAND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST, S.M., LYING NORTHERLY OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF THE COUNTY ROAD, AS THE SAME EXISTED ON APRIL 27, 1956, 162 FEET SOUTHERLY OF THE INTERSECTION OF SAID WEST LINE AND THE SOUTH LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY, SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED IN DEED TO MAGNUS MILLER, AT UX, FROM HENRY N. SJOBOEN, ET UX, DATED APRIL 27, 1956, RECORDED APRIL 30, 1956, UNDER AUDITOR'S FILE NO. 535303, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE WESTERLY ALONG SOUTH LINE OF SAID TRACT TO AN EXISTING FENCE LINE REFERRED TO IN SAID DEED; THENCE WESTERLY IN A STRAIGHT LINE TO A POINT 20 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH 300 FEET OF THE NORTH 1/2 OF GOVERNMENT LOT 1 OF SAID SECTION, SAID POINT BEING THE TERMINAL POINT OF SAID LINE.


PARCEL "E":

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., LYING SOUTHERLY OF THE GREAT NORTHERN RAILWAY COMPANY RAILROAD RIGHT-OF-WAY, WESTERLY OF THE WEST LINE OF THE COUNTY ROAD AS THE SAME EXISTED ON MAY 14, 1937, EASTERLY OF THAT CERTAIN FENCE REFERRED TO IN DEED DATED APRIL 27, 1956, AND RECORDED APRIL 30, 1956, UNDER AUDITOR'S FILE NO. 535303, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXECUTED BY HENRY N. SJOBOEN, ET UX, TO MAGNUS MILLER, ET UX, AND NORTHERLY OF A LINE 20 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.



Michael J. Crosson



Heidi Crosson



APN: P44162

Statutory Warranty Deed
- continued

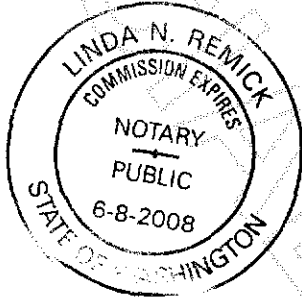
File No.: 4207-1044972 (DB)
Date: 06/12/2007

STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **Michael J Crosson and Heidi Crosson**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 14, 2007

Linda N. Remick



Notary Public in and for the State of Washington
Residing at: Stanwood
My appointment expires: 6-8-08

2843
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 18 2007

Amount Paid \$ 6413.00
By Ln Skagit Co. Treasurer Deputy



200706180160
Skagit County Auditor