



201006280100

Skagit County Auditor

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WHEN RECORDED RETURN TO:

UNION BANK, N.A.
MOUNT VERNON
119 E COLLEGE WAY
PO BOX 1124
MOUNT VERNON, WA 98273

LAND TITLE OF SKAGIT COUNTY
136706-33

DOCUMENT TITLE(S):

Statutory Warranty Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

Being rerecorded to correct legal description of AF# 200707020177

«GRANTOR»:

Larry G. Gadbois as PR of the Estate of Suzanne M. Gadbois

«GRANTEE»:

Larry G. Gadbois

ABBREVIATED LEGAL DESCRIPTION:

Ptn. NW and SW of 11-34-4

TAX PARCEL NUMBER(S):

P24508, P24509, P24506, P24504, P24527, and P24499



200707020177

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FILED FOR RECORD AT REQUEST OF:

WILLIAM R. McCANN
P.O. Box 405
Sedro Woolley, WA 98284

STATUTORY WARRANTY DEED

P24504

THE GRANTOR: LARRY G. GADBOIS, personal representative of the Estate of Suzanne M. Gadbois.

For and in consideration of PROBATE,

Conveys and warrants to: LARRY G. GADBOIS, as his sole and separate property,

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

~~PARCEL A~~

~~That portion of the East Half of the Northwest Quarter of Section 11, Township 34 North, Range 4 East of the Willamette Meridian, lying Easternly of the Mud Lake Road and Southerly and Southwesterly of the following described line set forth in Boundary Line Adjustment recorded April 20, 2000, under Auditor's File No. 2004200052, records of Skagit County, Washington, as follows:~~

~~Commencing at the Northeast corner of the said subdivision;
Thence South 00°40'26" West along the East line thereof, a distance of 1935.21 feet to the initial point of this line description;
Thence North 87°57'59" West parallel with the North line of the Southeast Quarter of the Northwest Quarter of said Section 11, a distance of 436.87 feet;~~



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Thence North 19°24'24" West, a distance of 1,031.94 feet to the Southeasterly line of Mud Lake Road and terminus of the line description.

EXCEPT those portions conveyed or established as County Roads known as Swan Road, Mud Lake Road and Babcock Road.

PARCEL B

That portion of the Northeast Quarter of the Southwest Quarter of Section 11, Township 34 North, Range 4 East of the Willamette Meridian, lying Northerly of the North line of the County Road known as Babcock Road.

PARCEL C

That portion of the North 660 feet of the Northeast Quarter of the Northwest Quarter of Section 11, Township 34 North, Range 4 East of the Willamette Meridian, lying Westerly of the County Road known as Mud lake Road;

EXCEPT any portion thereof lying South of a line 660 feet North of and parallel to the South line of said Northeast Quarter of the Northwest Quarter

PARCEL D

That portion of the East Half of the Northwest Quarter of Section 11, Township 34 North, Range 4 East of the Willamette Meridian, which lies Westerly of Babcock Road and Mud Lake Road;

EXCEPT therefrom the North 660 feet thereof.

ALL situated in Skagit County, Washington.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated June 22, 2007, and conditioned for the conveyance of the above-described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchase in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Dated: 6-25-07


LARRY G. GADBOIS

3138 1909
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 2 2007

JUN 28 2010

Amount Paid \$
By Skagit Co. Treasurer Deputy

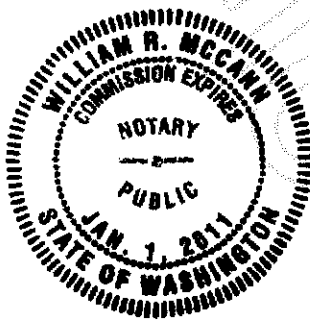
Amount Paid \$
By Skagit Co. Treasurer Deputy



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On this 25 day of June, 2007, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LARRY G. GADBOIS, to me known to be the individual who executed the foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above-written



William R. McCann

Notary Public in and for
the State of Washington
Residing at Sedro Woolley
My Commission Expires 1-1-11

STATE OF WASHINGTON } SS
COUNTY OF SKAGIT }

I, Auditor of Skagit County, State of Washington, do hereby
certify that the foregoing instrument is a true and correct copy
of the original now on file in my office.

IN WITNESS WHEREOF, I hereunto set my hand and seal of

my office the 28 day of April, 2010

Janne J. Jorgensen by [Signature]
Auditor Deputy



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Schedule A-1

DESCRIPTION:

PARCEL "A":

That portion of the East ½ of the Northwest ¼ of Section 11, Township 34 North, Range 4 East of W.M., lying Easterly of the Mudd Lake Road and Southerly and Southwesterly of the following described line as established in that deed recorded under Auditor's file number 200004200051 records of Skagit Co described as follows:

Beginning at the Northeast corner of said subdivision;
thence South 00°40'26" West along the East line thereof, a distance of 1935.21 feet to the initial point of this line description;
thence North 87°57'59" West parallel with the North line of the Southeast ¼ of the Northwest ¼ of said Section 11, a distance of 436.87 feet;
thence North 19°24'24" West, a distance of 1031.94 feet to the Southeasterly line of the Mud Lake Road and terminus of this line description.

EXCEPT those portions conveyed or established as County Roads known as Swan Road, Mud Lake Road and Babcock Road.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northeast ¼ of the Southwest ¼ of Section 11, Township 34 North, Range 4 East, W.M., lying Northerly of the North line of the County Road known as Babcock Road.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the North 660 feet of the Northeast ¼ of the Northwest ¼ of Section 11, Township 34 North, Range 4 East, W.M. lying Westerly of the County Road known as Mud Lake Road.

Situate in the County of Skagit, State of Washington.



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Schedule A-1

DESCRIPTION CONTINUED:

PARCEL "D":

That portion of the East ½ of the Northwest ¼ of Section 11, Township 34 North, Range 4 East of W.M., lying Northwesterly of Mudd Lake Road and Northerly of Swan Road;

EXCEPT any portion thereof lying within the boundaries of that certain tract conveyed to J. H. Zimmerman and Sarah Dora Zimmerman, husband and wife, by deed recorded in Volume 61 of Deeds, page 16,

ALSO EXCEPT the North 660 feet of the Northeast ¼ of the Northwest ¼ of said Section

Situate in the County of Skagit, State of Washington.

PARCEL "E":

That portion of the East ½ of the Northwest ¼ of Section 11, Township 34 North, Range 4 East of W.M., lying Northwesterly of Babcock Road and South of Swan Road.



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