

When recorded return to:

Mr. and Mrs. John J. Keefe  
19552 Snowden Lane  
Mount Vernon, WA 98274



201301310111  
Skagit County Auditor

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Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 144703-SE

Grantor: David McFeron and Lexie M. McFeron  
Grantee: John J. Keefe and Dana M. Keefe

### Statutory Warranty Deed

THE GRANTOR DAVID McFERON and LEXIE M. McFERON, who also appears of record as LEXIE McFERON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN J. KEEFE and DANA M. KEEFE, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SE 1/4, 20-33-4 E (Aka Ptn Lots 1 & 2, SP #93-011).

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 330420-4-006-0100, P104040

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. 144703-SE.

Dated January 24, 2013

David McFeron

Lexie M. McFeron

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **David McFeron and Lexie M. McFeron** 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: January 28, 2013

Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2014



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2013849  
JAN 31 2013  
Amount Paid \$ 8015.00  
By MF Skagit Co. Treasurer Deputy

**EXHIBIT A**

Lot 1, Skagit County Short Plat No. 93-011, approved October 19, 1993, recorded October 20, 1993, in Book 11 of Short Plats, pages 3 and 4, under Auditor's File No. 9310200068, being a portion of the Southeast ¼ of the Southwest ¼ and the Northeast ¼ of the Southwest ¼ and the Southwest ¼ of the Southeast ¼ of Section 20, Township 33 North, Range 4 East, W.M.,

EXCEPT that portion of said Lot 1, described below as "Tract Y":

Tract Y:

That portion of Lot 1 lying North of the following described line:

Beginning at the Northeast corner of Lot 2 of said Short Plat;  
thence South 02°31'08" West along the East line of said Lot 2, a distance of 326.69 feet to the point of beginning of this line description;  
thence North 87°37'06" West, a distance of 697.08 feet to the most Westerly line of said Lot 1 and the terminus of this line description.

TOGETHER WITH that portion of Tract 2 of said Short Plat described below as "Tract X":

Tract X:

That portion of Lot 2 lying South of the following described line:

Beginning at the Northeast corner of Lot 2 of said Short Plat;  
thence South 02°31'08" West along the East line of said Lot 2, a distance of 326.69 feet to the point of beginning of this line description;  
thence North 87°37'06" West, a distance of 697.08 feet to the most Westerly line of Lot 1 of said Short Plat No. 93-011 and the terminus of this line description.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress and utilities, over, under and across that certain private road entitled Snowden Lane, as said lane is delineated on the face of said Short Plat.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through that portion of the East 30 feet of Lot 2 of said Short Plat No. 93-011 which lies North of the above described line.

ALSO TOGETHER WITH a non-exclusive easement for the installation, maintenance and operation of a sewer line and utilities over, under and through the East 15 feet of that portion of Lot 1 lying within the above described "Tract Y".

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AND ALSO TOGETHER WITH an easement for the installation, maintenance and operation of a drain field and sewer lines over, under and through the following described tract:

Beginning at the Northeast corner of Lot 1 of said Short Plat No. 93-011;  
thence South 02°31'08" West, a distance of 136.59 feet to the point of beginning of this easement description;  
thence North 87°32'45" West, a distance of 50.98 feet;  
thence North 02°27'15" East, a distance of 75 feet;  
thence North 87°32'45" West, a distance of 165.00 feet;  
thence South 02°27'15" West, a distance of 90.00 feet;  
thence South 87°32'45" East, a distance of 215.96 feet to the East line of said Lot 1;  
thence North 02°31'08" East along the East line of said Lot 1, a distance of 14.94 feet to the point of beginning of this easement description.

AND ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over, under and across that portion of Lots 1 and 4 of said Short Plat, lying Westerly of the Westerly line of Franklin Road, as shown on the face of the Short Plat.

Situate in the County of Skagit, State of Washington.



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LPB 11-05(i-l)  
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