

839773

WARRANTY DEED

THE GRANTOR GENEVIEVE E. LARSON, a widow, as her separate property,

6258

for and in consideration of Two Hundred Five Thousand----- Dollars

(\$205,000.00) in hand paid, convey and warrant to DICK WILLIAM FRAZIER and SHIR-  
LENE FRAZIER, husband and wife, LOYD FRAZIER and JOAN ELIZABETH  
FRAZIER, husband and wife, and ROY L. FRAZIER and DIANE JACQUELINE  
FRAZIER, husband and wife,  
the following described real estate, situated in the County of Skagit, State of  
Washington:

SEE ATTACHED EXHIBIT "A" BY THIS REFERENCE MADE A PART  
OF THIS DEED.

SUBJECT TO and assuming that certain mortgage thereon held by  
The Federal Land Bank of Spokane, recorded under Skagit Auditor's  
file number 817719, the balance of which the Grantees hereby  
assume and agree to pay as part of the consideration aforesaid.

AND SUBJECT TO coal and mineral reservation as contained in  
document recorded January 28, 1901, under Skagit Auditor's file  
number 38383, affecting Government Lot 5 of said Section 25;  
and subject to mineral reservations and easements as reserved  
in deed from State of Washington, recorded under Skagit Auditor's  
file numbers 83264, 104817, and 370935, as affecting a portion  
of said Section 36 of Township 35 North, Range 4 EWM; railroad  
right easement as contained in document recorded June 12, 1918,  
under Skagit Auditor's file number 126108, affecting said  
Government Lot 2 in said section 36; and power line easements  
as contained in documents recorded under Skagit Auditor's file  
numbers 171416 and 553206, respectively.

2803  
SKAGIT COUNTY WASH. CLERK  
Real Estate Excise Tax  
PAID

JUL 26 1976

Dated this 30th day of June, A.D. 1976.

Amount Paid \$ 2803.00  
Mel Halgren, Co. Treas.  
By \_\_\_\_\_ Deputy

Genevieve E. Larson (SEAL)

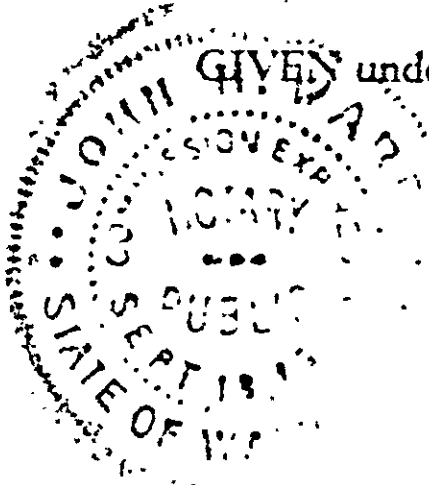
\_\_\_\_\_  
(SEAL)

STATE OF WASHINGTON,  
COUNTY OF Skagit

} ss.

On this day personally appeared before me Genevieve E. Larson

to me known to be the individual described in and who executed the within and foregoing instrument, and  
acknowledged that she signed the same as her free and voluntary act and deed, for the  
uses and purposes therein mentioned.



GIVEN under my hand and official seal this 30th day of June, 1976.

839773

John H. Ward Official Record  
Notary Public in and for the State of Washington,  
residing at Sedro Woolley

VOL 228 PAGE 152

JOHN H. WARD  
ATTORNEY AT LAW  
P. O. BOX 208  
SEDRU WOOLLEY, WASHINGTON 98284

EXHIBIT A

That portion of Government Lot 5 in Section 25, Township 35 North, Range 4 East, W.M., of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and of Government Lot 1 and 2 in Section 36, Township 35 North, Range 4 East, W.M., of Government Lot 5 in Section 30, Township 35 North, Range 5 East, W.M., and of Government Lot 1 in Section 31, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the East line of said Government Lot 5 of said Section 30, which point bears North  $0^{\circ} 52' 37''$  West, a distance of 346.56 feet from the Southeast corner of said Government Lot 5, and which point also bears South  $0^{\circ} 52' 37''$  East, a distance of 238.74 feet from Point "A"; said point "A" being the intersection of said East line of Government Lot 5 of said Section 30, Township 35 North, Range 5 East, W.M., and the center-line of the South Skagit Highway; thence South  $29^{\circ} 17' 11''$  West, a distance of 93.52 feet; thence South  $54^{\circ} 21' 46''$  West, a distance of 287.91 feet; thence South  $68^{\circ} 09' 56''$  West, a distance of 290.52 feet; thence South  $73^{\circ} 17' 32''$  West, a distance of 231.75 feet; thence South  $68^{\circ} 04' 00''$  West along the approximate center-line of a slough, a distance of 1160.00 feet; thence South  $62^{\circ} 46' 57''$  West along the approximate center-line of said slough, a distance of 517.97 feet; thence South  $66^{\circ} 28' 31''$  West, a distance of 329.50 feet; thence North  $80^{\circ} 08' 45''$  West, a distance of 158.55 feet; thence South  $84^{\circ} 24' 30''$  West along the approximate center-line of a slough, a distance of 840.00 feet; thence South  $53^{\circ} 28' 40''$  West along said approximate center-line of said slough, a distance of 592.89 feet, more or less, to a point on the South line of Government Lot 2 of Section 36, Township 35 North, Range 4 East, W.M.; thence North  $88^{\circ} 13' 11''$  West along the South line of said Government Lot 2, a distance of 974.44 feet to the point of intersection of said South line of Government Lot 2 with the center-line of that 100 foot strip conveyed to NORTHERN PACIFIC RAILWAY COMPANY for railroad purposes by deed recorded October 28, 1912 under Auditor's File No. 93508 in Volume 90 of Deeds, page 409; thence North  $18^{\circ} 02' 35''$  West along the center-line of said Northern Pacific Railway Company right of way, a distance of 690.14 feet to the point of intersection with the center-line of the South Skagit Highway; thence run North  $67^{\circ} 18' 35''$  East along the center-line of said South Skagit Highway, a distance of 537.64 feet; thence on a curve to the left along said center-line, having a radius of 1432.39 feet, an arc distance of 319.93 feet; thence North  $54^{\circ} 30' 45''$  East along said center-line of said South Skagit Highway, a distance of 224.33 feet; thence on a curve to the right along said center-line, having a radius of 716.20 feet, an arc distance of 255.73 feet; thence North  $74^{\circ} 58' 15''$  East along said center-line of said South Skagit Highway, a distance of 173.00 feet to Point "B", which Point "B" Bears North  $13^{\circ} 42' 15''$  West, a distance of 87.86 feet from the Northeast corner of said Government Lot 2 of said Section 36; thence continuing North  $74^{\circ} 58' 15''$  East along said center-line of said South Skagit Highway, a distance of 1162.26 feet; thence on a curve to the right along said center-line, having a radius of 2864.79 feet, an arc distance of 578.12 feet;

Official Records

VOL 228 PAGE 153

839773

EXHIBIT "A"

Page Two

thence North 86° 32' 00" East along the center-line of said South Skagit Highway, a distance of 948.56 feet to Point "C" on the East line of Government Lot 5 of Section 25, Township 35 North, Range 4 East, W.M., and which Point C bears North 1° 49' 20" West, a distance of 523.46 feet from the Southeast corner of said Government Lot 5 of said Section 25; thence continuing North 86° 32' 00" East along the center-line of said South Skagit Highway, a distance of 1275.87 feet to said Point "A" as described hereinabove; thence South 6° 52' 37" East a distance of 238.74 feet to the Point of Beginning; EXCEPT that portion thereof lying within the boundaries of that certain 100 foot strip conveyed to Northern Pacific Railway Company by deed recorded October 28, 1912 under Auditor's File No. 93508 in Volume 90 of Deeds, page 409; EXCEPT that portion of said premises lying within the boundaries of that certain tract conveyed to Puget Sound and Cascade Railway Company by deed recorded October 15, 1912 under Auditor's File No. 93312 in Volume 90 of Deeds, page 350; EXCEPT Railroad rights of ways as conveyed to Puget Sound and Cascade Railway Company over and across a 100 foot strip of land by deeds recorded January 25, 1913, October 21, 1913 and December 27, 1932 under Auditor's File No. 94828, 98908 and 254092 in Volume 91 of Deeds, page 138, Volume 95 of Deeds, page 224 and Volume 162 of Deeds, page 74, respectively; EXCEPT those certain road rights of way conveyed to Skagit County over and across 60 foot strips of land by deeds recorded May 13, 1922 and July 20, 1949 and July 10, 1973 under Auditor's File Nos. 156312, 433857 and 787732; EXCEPT the West 30 feet of the North 230 feet of Government Lot 1 of said Section 36, Township 35 North, Range 4 East, W.M., conveyed to Skagit County for road purposes by deed recorded October 3, 1916 under Auditor's File No. 115384 in Volume 105 of Deeds, page 38; EXCEPT the following described tract:

Beginning at the intersection of the center-line of State Highway and the East line of the Northern Pacific Railway right of way; thence Easterly along the center-line of said State Highway, a distance of 191 feet; thence South parallel to the East line of said Northern Pacific Railway right of way, a distance of 187 feet; thence Westerly parallel to the center-line of said State Highway 191 feet to the East line of the Northern Pacific Railway right of way; thence North along said Northern Pacific Railway right of way 187 feet to the Point of Beginning, EXCEPT State Highway right of way.

TOGETHER WITH that portion of vacated South Skagit Highway No. 1A which was vacated October 15, 1974 in Skagit County Commissioners File No. 13574 and which has reverted to said above described premises by operation of law.

AND TOGETHER WITH a non-exclusive right to use grantor's existing water system from unnamed spring located on that portion of said Government Lot 1, in said Section 36, which is South of and adjacent to that portion of said Government Lot 1 conveyed herein, the grantees, their heirs or assigns to share with other users in the cost of maintenance and repairs of said water system.

Official Records

839773

VOL 228 PAGE 154



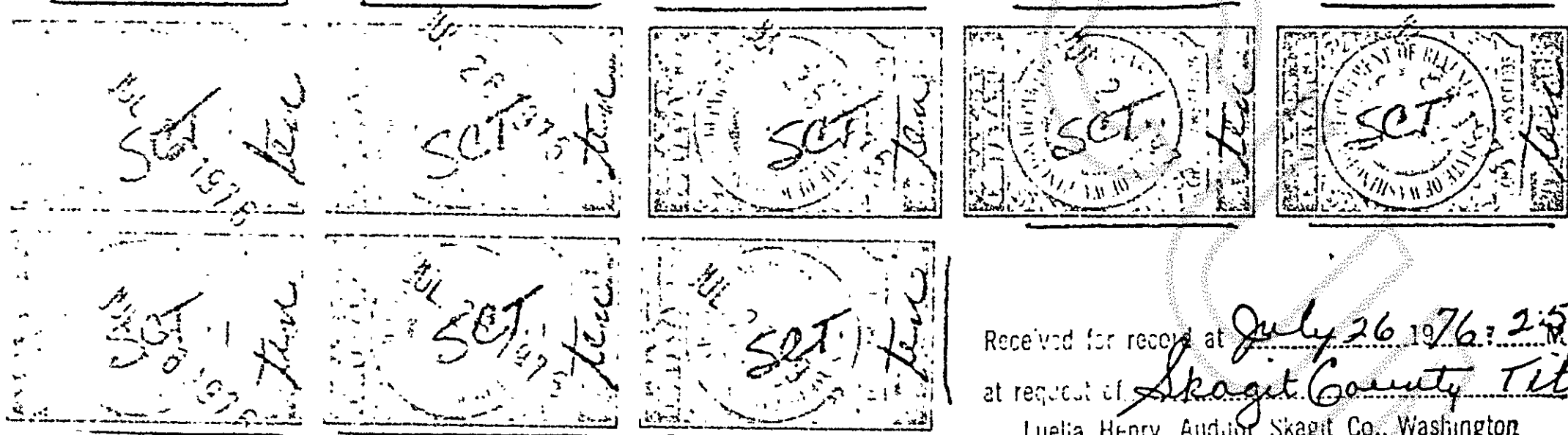
EXHIBIT "A"

Page Three

AND SUBJECT TO road easement conveyed by Grantor to Lentz Supply, Inc. a Washington corporation by document recorded under Skagit Auditor's file number 839772, affecting portions of said Government Lot 5 in said Section 30 and said Government Lot 1 in said Section 31; AND RESERVING to Grantor, her heirs and assigns the right to construct and use one road, not to exceed twenty feet in width, to be located so as to extend from South Skagit Highway, in a southerly direction to Grantor's property located South of and adjacent to the property herein conveyed, said road however to be located so as not to interfere with Grantees' buildings or other permanent structures.

AND EXCEPTING FROM all of the above described premises herein conveyed, the following described tract:

That portion of said Government Lot 5 in said Section 25 and of Government Lots 1 and 2 in said Section 36, lying South of said South Skagit Highway and consisting of one acre more or less described as follows: Commencing at a point on the South right of way of said South Skagit Highway which is 18 feet east of the point where the North-South centerline of said Section 25 intersects the South edge of said highway; thence in a Southwesterly direction to a point on the North-South centerline of said Section 36 which is 112 feet South of the North line of said Section 36; thence Westerly following the South edge of vacated highway known as "SSH 1A" which was vacated by Skagit County Commissioners' Resolution No. 6426, Commissioners file # 13574 dated October 15, 1974, to the point where said vacated right of way intersects with the South edge of existing South Skagit Highway; thence easterly along the said South edge of said South Skagit Highway, to the point of beginning.



Received for record at July 26 1976 2:53pm  
at request of Skagit County Title Co.  
Luelia Henry, Auditor Skagit Co., Washington  
Notary Public

839773

VOL 228 PAGE 155