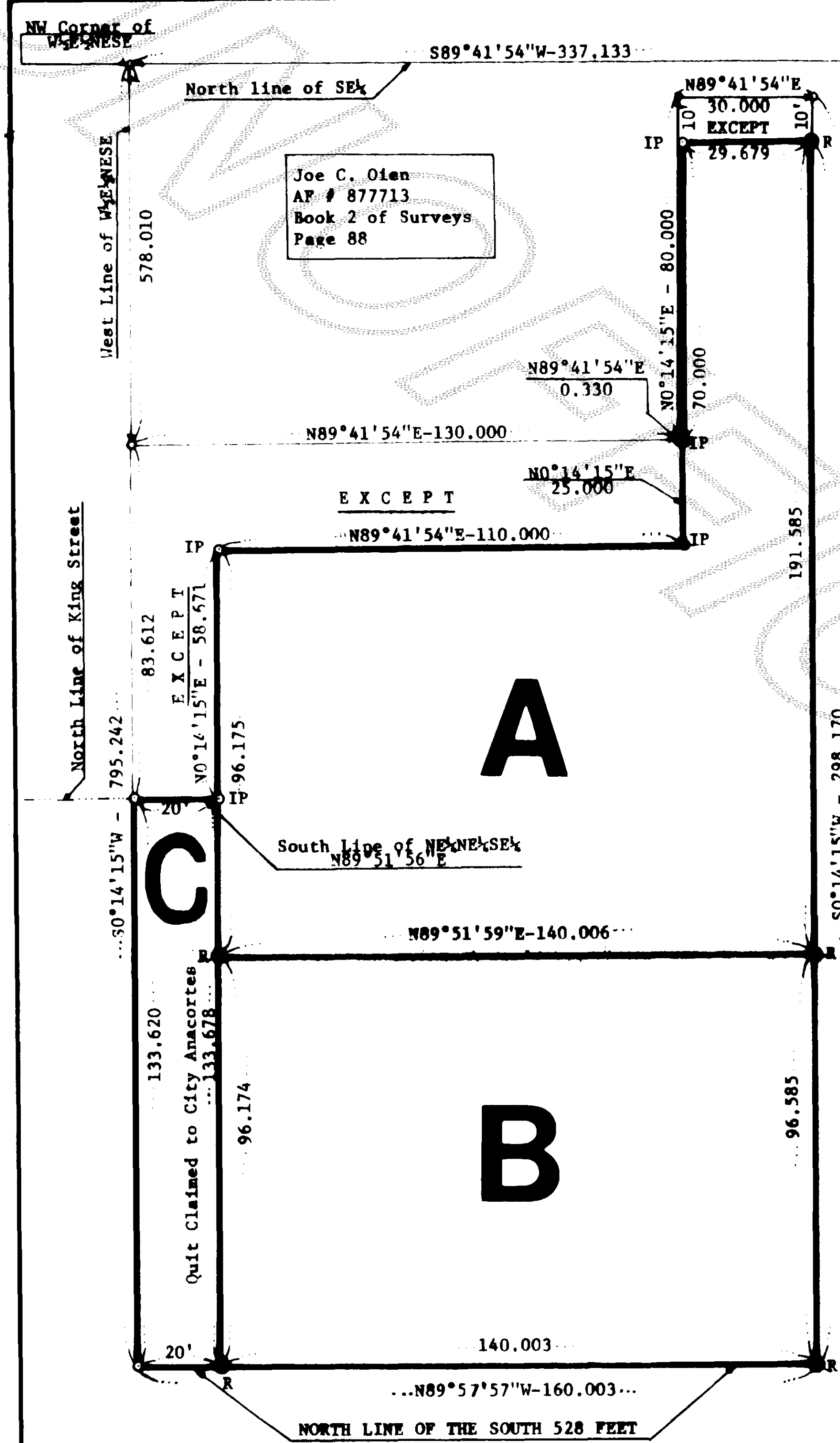


7904160035



Joe C. Oien  
 AP # 877713  
 Book 2 of Surveys  
 Page 88

Initial point  
 NE Corner of W<sub>2</sub>E<sub>1</sub>SE<sub>4</sub>

\$10.00

LUELLA HENRY  
 SKAGIT COUNTY AUDITOR  
 RB  
 79 APR 16 PM 3:12

LEGAL DESCRIPTION:  
 Total area (per Pioneer Title Company's Policy Number H-64283)

That portion of the West half of the East half of the Northeast quarter of the Southeast quarter of Section 25, Township 35 North, Range 1, East W.M., described as follows:

Beginning at the Northeast Corner of Said Subdivision; thence North 89°56'30" West along the North line of said subdivision 337.3 feet to the Northwest Corner thereof; thence South 0°34'30" West along the West line of said subdivision 578.01 feet, more or less, to the Southwest corner of that certain tract described as Parcel "A" in contract of sale to James David Mitchell, et ux, dated July 15, 1974 and recorded July 16, 1974 under Auditor's file No. 803683, said point being the true point of beginning; thence South 89°56'30" East - 130 feet; thence North 0°34'30" West - 80 feet; thence South 89°56'30" East - 30 feet to the East line of that certain tract described as Parcel "B" in deed of Philip E. Waltermann, et ux, dated November 14, 1972 and recorded December 15, 1972 under Auditor's file No. 778256; thence South 0°34'30" West along said East line and said line extended to a point on the North line of the South 32 Rods (528 feet) of said subdivision; thence West parallel to the South Line of said subdivision to the West line thereof; thence North along said West line to the true point of beginning;

Except that portion conveyed to Joseph C. Oien and Sharon J. Oien by Deed recorded April 7, 1978 under Auditor's file Number 877021, records of Skagit County, Washington.

Together with a non-exclusive Easement for ingress, egress and utilities over and across that certain 30 foot strip of land in the W<sub>2</sub> of the E<sub>1</sub> of the NE<sub>4</sub> of the SE<sub>4</sub> of Section 25, Township 35 North, Range 1, East W.M., lying North of Parcel "A", hereinabove described and the East line of which is the East line of said parcel "A" hereinabove described extended North and the North line of which is the South line of that certain tract to City of Anacortes, dated July 26, 1973 and recorded October 24, 1975 under Auditor's file number 825300,  
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the NE Corner of said W<sub>2</sub>E<sub>1</sub>SE<sub>4</sub>:  
 Thence: S89°41'54"W - along the North line of said section subdivision - 337.133 feet to its NW Corner;  
 Thence: S0°14'15"W - along the West line of said section subdivision - 661.622 feet to the South line of the NENESE, and the true point of beginning of this description;  
 Thence: N89°51'56"E - along said South Line - 20.000 feet;  
 Thence: N0°14'15"E - parallel with the West line of said W<sub>2</sub>E<sub>1</sub>SE<sub>4</sub> - 58.671 feet;  
 Thence: N89°41'54"E - parallel with the North line of said W<sub>2</sub>E<sub>1</sub>SE<sub>4</sub> - 110.000 feet;  
 Thence: N0°14'15"E - parallel with the West line of said W<sub>2</sub>E<sub>1</sub>SE<sub>4</sub> - 25.000 feet;  
 Thence: N89°41'54"E - parallel with the North line of said W<sub>2</sub>E<sub>1</sub>SE<sub>4</sub> - 0.330 feet;  
 Thence: N0°14'15"E - parallel with the West line of said W<sub>2</sub>E<sub>1</sub>SE<sub>4</sub> - 70.000 feet;  
 Thence: N89°41'54"E - parallel with the North line of said W<sub>2</sub>E<sub>1</sub>SE<sub>4</sub> - 29.679 feet to the East line of that certain tract described as parcel "B" in deed of Philip E. Waltermann, et ux, recorded under AP#778256;  
 Thence: S0°14'15"W - along said East line - 298.170 feet to the North line of the South 528.000 feet of said section subdivision;  
 Thence: N89°57'57"W - along said North Line - 160.003 feet to the West Line of said Section subdivision;  
 Thence: N0°14'15"E - along said West line - 133.620 feet to the true point of beginning.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, ETC. (if any).  
 Situated in Skagit County, Washington.

REMARKS:

- This property survey and description is based on the following:
  - Our subdivision of subject Section 25 (1976) and the information was adjusted accordingly;
  - Pioneer Title Insurance Policy No. H-64283.
  - Our recorded survey for JOE C. OIEN (Book 2 of surveys, page 88)
- There is a 0.330 feet East-West jug created by a legal description (see AP#758138)

SYMBOLS:  
 R● = Rebar (set)  
 IP ○ = Iron Pipe (found)  
 ○ = Reference Point

CERTIFICATE NO: 7904160035  
 AUDITOR'S CERTIFICATE:  
 FILED FOR RECORD THIS 16 DAY OF APR 1979  
 AT 3:12 P.M. IN BOOK 2 OF SURVEYS AT  
 PAGE 150 AT THE REQUEST OF John J. Vadai

LAND SURVEYOR'S CERTIFICATE:  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF C. M. Clevenger March, 1979.

Luella Henry  
 COUNTY AUDITOR  
 By: Robert Blackburn  
 Deputy



John J. Vadai  
 JOHN J. VADAI  
 Certificate No. 9636



|  |                |                            |
|--|----------------|----------------------------|
| PREPARED FOR:<br>Charles M. Clevenger<br>1905 24th Street<br>Anacortes, WA. 98221 (206) 293-5985 |                |                            |
| SCALE: 1" = 30'  | DRAWN BY: JJV  | JOB NO: 632-79             |
| DATE: 4-7-79   | APPROVED BY: - | DRAWING NO: " " "          |
| DESCRIPTION:<br>See Above  |                |                            |
| JOHN J. VADAI & ASSOCIATES<br>2916 Commercial Ave., Anacortes, Wn.                               |                | MERIDIAN:<br>Assumed Local |