

8505160014

STATUTORY WARRANTY DEED

THE GRANTORS, ROGER COFFMAN AND DOROTHY COFFMAN, husband and wife, for and in consideration of One Dollar in hand paid, conveys and warrants to the CITY OF MOUNT VERNON, the following real estate, situated in the County of Skagit, State of Washington:

Commencing at the center of Section 16, Township 34 North, Range 4 East, W.M., thence South 0-27-03 West 40 feet to the south line of that road known as College Way and the true point of beginning of this description, thence South 0-27-03 West for a distance of 1232.82 feet to a point that is 60 feet North of the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 16, Township 34 North, Range 4 East, W.M., thence South 89-17-23 East parallel to the South line of said Northwest Quarter of the Southeast Quarter for a distance of 60.0 feet to a cusp from which a radius point bears North 0-42-37 East a distance of 30.00 feet. Thence along said curve which is concave to the Northeast in a Northwesterly direction through a central angle of 88-50-20 to a point of curvature that is 30 feet East of the West line of said Northwest Quarter of the Southeast Quarter thence North 0-27-03 East parallel to the West line of said Northwest Quarter of the Southeast Quarter for a distance of 1162.91 feet to a point that is 60 feet South of the North line of said Northwest Quarter of the Southeast Quarter. This point also being a point of curvature from which a radius point bears South 89-32-57 East a distance of 40.00 feet; thence along said curve which is concave to the Southeast in a Northeasterly direction through a central angle of 90-05-24 to a cusp that is 40 feet South of the North line of said Northwest Quarter of the Southeast Quarter; thence North 89-27-33 West parallel to the North line of said Northwest Quarter of the Southeast Quarter for a distance of 70 feet to the true point of beginning of this description. Situate in the County of Skagit, State of Washington.

ALSO AN EASEMENT IS HEREBY reserved for and granted to the City of Mount Vernon, General Telephone, Cascade Natural Gas, Skagit County Public Utility District No. 1, Continental Telephone, Nationwide Cablevision, and Puget Power, under and over and upon seven feet adjacent to and easterly from the East line of the above described parcel, in which to install, lay, construct, renew, maintain, operate, and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the property, together with the right to enter upon said property for the purposes stated with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

8505160014

VOL 682 PAGE 115

THERE IS RESERVED TO THE GRANTOR, his heirs and assigns, the right and privilege to use the above-described land of the Grantor, at any time in any manner and for any purpose not inconsistent with the full use and enjoyment by the Grantee, their successors and assigns, of the rights and privileges herein granted. The Grantee is responsible for operating and maintaining the above described works of improvement.

THE GRANTOR shall refrain from constructing or placing any buildings or improvements, including paving material or filling, upon the above-described premises. The Grantee shall not be held responsible for the restoration of any existing buildings or improvements upon the above-described premises, if said improvements are in any way disturbed during the exercise of the above-described easement privileges.

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss.

On this the 17 day of July, 1965, before me a Notary Public in and for the County and State personally appeared ROGER COFFMAN AND DOROTHY COFFMAN, known to be the same person whose names are subscribed to the within instrument and acknowledged that they voluntarily executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires _____

8505160014

VOL 692 PAGE 116