



9106070058

First American Title

INSURANCE COMPANY

390 9008100099

Filed for Record at Request of

First American Title Company

AFTER RECORDING MAIL TO:

Name R.T. SKEERS

Address 110 N Samiah Way

City, State, Zip B'ham WA 98225

12318/T63449

LL

JUN - 7 1991

This Space Reserved For Recorder's Use:

90 AUG 10 10:45

REQUES. C.

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Statutory Warranty Deed

T-63449

CORRECTED LEGAL

THE GRANTOR SOUTH CHUCKANUT JOINT VENTURES, COMPRISED OF TOM BUGGIA and SHEILA BUGGIA, husband and wife and TRIGON, INC., A WASHINGTON CORPORATION, and MIKE MATHEWS, an unmarried man and DAN CANTRELL and ANNE CANTRELL, husband and wife for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to R.T. SKEERS AND SHARON SKEERS, husband and wife

the following described real estate, situated in the County of SKAGIT

SEE ATTACHED EXHIBIT "A"

State of Washington:

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

SUBJECT TO: EASEMENTS, COVENANTS NAD RESTRICTIONS OF RECORD.

AUG 10 1990

DATED THIS 26TH DAY OF JULY, 1990.

Amount Paid \$2500
By Skagit Co. Treasurer Deputy

LTC

TOM BUGGIA

SHEILA BUGGIA

MIKE MATHEWS

TRIGON, INC

DAN CANTRELL

ANNE CANTRELL

STATE OF WASHINGTON,

County of Whatcom

On this 2nd day of August, 1990, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

Richard Sievers and

to me known to be the President of TRIGON, INC.

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

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

Notary Public in and for the State of Washington,
residing at

ACKNOWLEDGMENT - CORPORATION
County of Whatcom

On this day personally appeared before me Tom Buggia, Sheila Buggia, Mike Mathews, Dan Cantrell and Anne Cantrell to me known to be the individual s described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

day of

August, 1990

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ACKNOWLEDGMENT - INDIVIDUAL
FIRST AMERICAN TITLE COMPANY
WA - 46

Notary Public in and for the State of Washington,
residing at

My appointment expires

09/12/90

DESCRIPTION:

EXHIBIT "A"

The South 1,050.90 feet of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9, Township 36 North, Range 3 East W.M., lying North-easterly of the right-of-way of the Great Northern Railway Company and lying Northeasterly of the Easterly line of State Road No. 1, known as Pacific Highway and now known as Chuckanut Drive, as said road intersects with said railroad right-of-way along the westerly boundary thereof,

EXCEPT State Road No. 1, known as Pacific Highway and now known as Chuckanut Drive,

AND EXCEPT that portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9, lying Southerly of State Road No. 1, also known as Pacific Highway, now known as Chuckanut Drive.

TOGETHER WITH "Driveway Easement A", as per that certain agreement entitled, "Declarations of Covenants, Conditions & Restrictions and Road Maintenance Agreement", filed for record with the Skagit County Auditor's Office under Auditor's File No. 8909270044.

Situate in the County of Skagit, State of Washington.

STATE OF WASHINGTON,

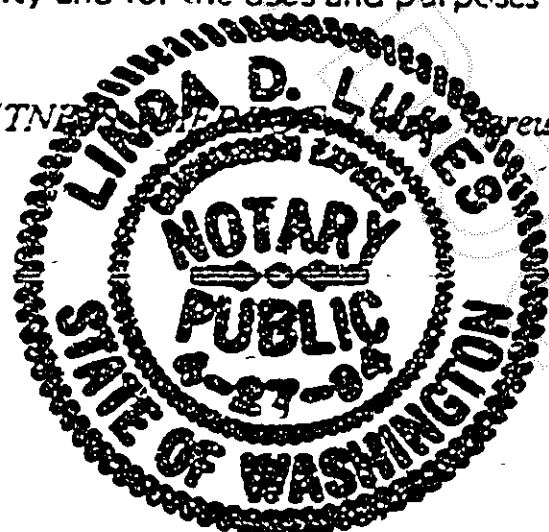
County of WHATCOM

ss.

On this 2ND day of AUGUST, 19 90, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared TOM BUGGIA to me known to be the individual described in, and who executed the within instrument for HIM self and also as the Attorney in Fact for ** and acknowledged to me that he signed and sealed the same as own free and voluntary act and deed for self, and also as the IR free and voluntary act and deed as Attorney in Fact for said SHEILA BUGGIA in the capacity and for the uses and purposes therein mentioned, and that said principal is not deceased nor insane.

IN WITNESS
written.

I, Linda D. Lutes, do hereby set my hand and affixed my official seal the day and year first above



Linda D. Lutes
Notary Public in and for the State of Washington,
residing at BELLINGHAM

ACKNOWLEDGMENT - SELF AND ATTORNEY IN FACT
FIRST AMERICAN TITLE COMPANY

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CORRECTED LEGAL DESCRIPTION

EXHIBIT A

All that portion of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 36 North, Range 3 East, W.M., lying Northeasterly of the right-of-way of the Great Northern Railway Company and Southerly and Westerly of the following described line:

Commencing at the Southeast Corner of the Southwest 1/4 of the Southwest 1/4 of said Section 9, thence North 0°09'13" East, along the east boundary line of said Southwest 1/4 of the Southwest 1/4, 566.80 feet to a point and TRUE POINT OF BEGINNING FOR THIS LINE;

thence North 43°44'52" West, 663.32 feet; thence North 0°09'13" East, 150.00 feet; thence South 89°22'29" West, 836.05 feet to the Easterly right of way line of State Road No. 1, also known as Pacific Highway, now known as Chuckanut Drive, and the END of this line.

EXCEPT State Road No. 1, known as Pacific Highway and now known as Chuckanut Drive,

AND EXCEPT that portion of the Southwest 1/4 of the Southwest 1/4 of Section 9, lying between the Easterly line of the right-of-way of the Great Northern Railway Company and the Pacific Highway.

ALSO EXCEPT that portion of the Southwest 1/4 of the Southwest 1/4 of Section 9, lying Southerly of State Road No. 1, also known as Pacific Highway, now known as Chuckanut Drive.

SUBJECT TO ALL: easements, restrictions, declarations, agreements and covenants of record.

Containing 20.00 Acres.

Situate in the County of Skagit, State of Washington.

The BASIS OF BEARING orientation for the above description is derived from Washington State Grid as per Record of Survey map filed with the Skagit County Auditors Office, reference number 800108007, 1977. Coordinate grid location was held at the 1/4 corner between Sections 8 & 9. Then the line between the said 1/4 corner and the common section corner of sections 8, 9, 16 and 17 was rotated 00 00'11" East to conform with an unrecorded historical survey in section 8 performed by L.S. #17068, in 1981. This description and the parcel it describes is depicted on that certain Record of Survey map prepared by Ayers-Harrison, P.S., in the summer of 1989, reference by Job Number 89029.