

UNOFFICIAL DOCUMENT



533/11

KATHY HILL  
SKAGIT COUNTY AUDITOR

'97 MAY 19 AIO:32

RECORDED \_\_\_\_\_ FILED \_\_\_\_\_  
REQUEST OF \_\_\_\_\_

Return to:  
City of Mount Vernon  
Post Office Box 809  
Mount Vernon, WA 98273

9705190068

**STATUTORY WARRANTY DEED**

**IN THE MATTER OF: CAMERON WAY STREET RECONSTRUCTION, CITY OF MOUNT VERNON, WASHINGTON**

**TAX PARCEL NOS:** 340419-0-064-0008 and 340419-0-065-0007

**ABBREVIATED LEGAL:** A portion of Government Lot 9, Section 19, Township 34 North, Range 4 East, W.M. The legal description encompasses pages 1, 2, and 3 of this document.

**THE GRANTORS THOMAS LEE BROWN AND ROBIN K. BROWN, husband and wife and DONALD A. WETSCH, as his separate property, d/b/a MVC INVESTORS, a Washington General Partnership, under threat of condemnation and for adequate and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the GRANTEE, the CITY OF MOUNT VERNON, WASHINGTON, a Municipal Corporation of the State of Washington, the following described real property situated in Skagit County, Washington:**

**That portion of the following described Parcels A and B more particularly described as follows:**

Beginning at a point on the North line of Section 19 that is 750 feet West of the Northeast corner thereof; THENCE Southerly perpendicular to the North line of Section 19 a distance of 30 feet to the north property line and the true point of beginning; THENCE Southeasterly to a point along a line drawn parallel with and 75 feet Westerly, when measured at right angles, from the centerline of the Great Northern Railway, which is also 5 feet Southerly, when measured at right angles, from the north property line; THENCE Northeasterly along the line drawn parallel with and 75 feet Westerly, when measured at right angles, from the Great Northern Railway to the north property line; THENCE Westerly parallel to the North line of Section 19 to the true point of beginning.

Situate in the County of Skagit, State of Washington

This acquisition contains an area of 533 square feet.

# 18132  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

MAY 19 1997

Amount Paid \$  
By: *[Signature]* Skagit County Treasurer Deputy

9705190068

BK 1663 PG 0544

**PARCEL "A":**

That portion of the North 46 rods of Government Lot 9 in Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the North line of said Government Lot 9 with a line drawn parallel with and 25 feet Northwesterly, when measured at right angles from the centerline of Seattle & Montana Railway (now Great Northern Railway Co.);  
thence West 400 feet;  
thence South 300 feet;  
thence East to a point on a line drawn parallel with and 25 feet Westerly, when measured at right angles from the centerline of Seattle & Montana Railway right of way;  
thence North along said right of way to point of beginning.

EXCEPT the Easterly 50 feet thereof,

AND EXCEPT that portion conveyed to the City of Mount Vernon for street purposes by deed dated May 22, 1956, recorded June 20, 1956, under Auditor's File No. 537661.

**PARCEL "B":**

That portion of the North 46 rods of Government Lot 9 in Section 19, Township 34 North, Range 4 East, W.M., lying Westerly of the Great Northern Railway right of way,

EXCEPT that portion sold to Puget Sound Power and Light Company by deed recorded November 9, 1946, under Auditor's File No. 397841, records of Skagit County, Washington,

EXCEPT that portion lying Westerly of a line from a point of the North line of said Lot 9, 1086 feet West of the Northeast corner thereof, to a point of the South line of said North 46 rods, 860 feet West of the Southeast corner thereof,

EXCEPT that portion thereof lying Westerly of the West line of that certain tract of land conveyed by the State of Washington to J.B. Cameron, et al, by deed recorded January 3, 1958, under Auditor's File No. 560264,

EXCEPT that portion conveyed to the City of Mount Vernon for street purposes by deed dated May 22, 1956, recorded June 20, 1956, under Auditor's File No. 537661,

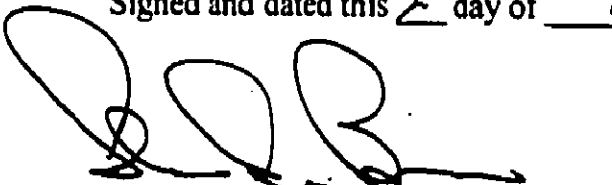
AND EXCEPT the following described tract:

Beginning at the intersection of the North line of said Government Lot 9 with a line drawn parallel with and 25-foot Northwesterly, when measured at right angles from the centerline of the Great Northern Railway right of way;  
thence West along the North line of said Government Lot 9, 400 feet;  
thence South 300 feet;

thence East to a point on a line drawn parallel with and 25 feet Westerly when measured at right angles from the centerline of the Great Northern Railway right of way;  
thence Northeasterly along said parallel line to the point of beginning.

Situate in the County of Skagit, State of Washington.

Signed and dated this 2<sup>nd</sup> day of May, 1997.

  
\_\_\_\_\_  
Thomas Lee Brown

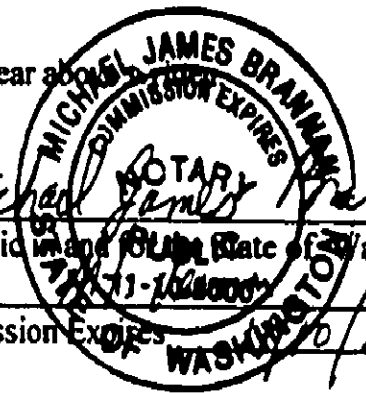
Robin K. Brown  
\_\_\_\_\_  
Robin K. Brown

  
\_\_\_\_\_  
Donald A. Wetsch

State of Washington )  
                                  )ss.  
County of Skagit )

On this 2<sup>nd</sup> day of May, 1997, before me personally appeared Thomas Lee Brown and Robin K. Brown, who executed the foregoing instrument and acknowledged said instrument to be their voluntary act and deed for the uses and purposes herein mentioned, and on oath stated that they were authorized to execute said instrument.

Given under my hand and official seal the day and year above

  
Michael James Brannan  
\_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at 111-16000  
My Commission Expires 10/2000



MVC Statutory Warranty Deed

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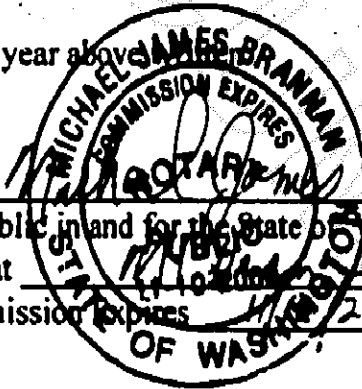
9705190068

BK1663PG0546

State of Washington )  
  )ss.  
County of Skagit     )

On this 2<sup>nd</sup> day of May, 1997, before me personally appeared Donald A. Wetsch, who executed the foregoing instrument and acknowledged said instrument to be his voluntary act and deed, for the uses and purposes herein mentioned, and on oath stated he was authorized to execute said instrument.

Given under my hand and official seal the day and year above written.

  
Michael James Brannan  
Notary Public in and for the State of Washington  
Residing at 1410 1st St SE  
My Commission Expires 4/15/2000  
OF WASH.

Approved as to form:

Linford C. Smith  
Linford C. Smith, City Attorney