

RECORD & RETURN TO:
TWEDE & SVAREN, INC., P.S.
P.O. BOX 526
BURLINGTON, WA 98233

KATE...
CLERK

'98 MAY 19 10:54

9805190069

QUITCLAIM DEED

GRANTOR: VIRGIL P. NELSON and M. JEAN NELSON, h&w;
THE FEDERAL LAND BANK OF SPOKANE, a corp.; and
SKAGIT STATE BANK, a Washington corp.

GRANTEE: SKAGIT COUNTY DIKING DISTRICT NO. 12, a municipal
corp.

LEGAL DESCRIPTION: Those portions of Govt. Lots 1 & 2 of Section 7;
Portions of Govt. Lots 2 & 3 of Section 1;
Portions of Section 12; Portions of Lots 3 & 4,
Section 1; Govt. Lot 1, Sections 2, 11 & 12,
all being located in Township 34 N, Range 2 EWM.

(Complete legal found on pages 4-9)

ASSESSOR'S PROPERTY TAX

PARCEL OR ACCOUNT NO.: 340201-0-002-0005 / P19663
340202-0-003-0003 / R19669
340307-0-004-0006 / R21166

23482
SKAGIT COUNTY WASHINGTON
Real Estate Equalizer Tax

**REFERENCE NOS. OF DOCUMENTS
ASSIGNED OR RELEASED:** N/A

MAY 19 1998

Amount Paid \$
Skagit Co. Treasurer
By Deputy

9805190069

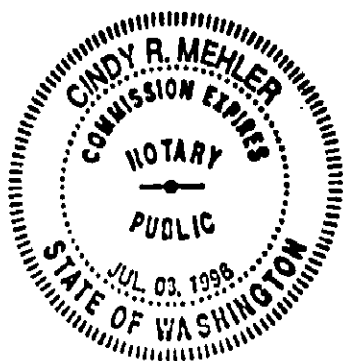
BK1813PG0396

UNOFFICIAL

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that VIRGIL P. NELSON and M. JEAN NELSON, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 8th day of January, 1996.



Cindy R. Mehler
Notary Public in and for the State of Washington, residing at Bellingham.
My commission expires: 07/03/98.
(Printed Name: CINDY R. MEHLER)

STATE OF WASHINGTON)
) SS.
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that J.E. Bishop & Barbara Lee and CEO/President & Secretary are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the President and Secretary, respectfully, of SKAGIT STATE BANK, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 9th day of January, 1996.



Donna L. Weaver
Notary Public in and for the State of Washington, residing at Burlington.
My commission expires: 6/1/96.
(Printed Name: DONNA L. WEAVER)

A 60 foot wide tract across a portion of the following described parcels:

PARCEL "A":

That portion of Government Lot 1 and Government Lot 2 of Section 7, Township 34 North, Range 3 East, W.M., lying Westerly of Telegraph Slough and Northerly of the Great Northern Railway Company right of way.

PARCEL "B":

Government Lot 2 and that portion of Government Lot 3 of Section 1, Township 34 North, Range 2 East, W.M., lying East of the North and South centerline of the Southeast 1/4 of the Southwest 1/4 of said Section.

PARCEL "C":

That portion of the North 1/2 of Section 12, Township 34 North, Range 2 East, W.M., lying Northerly of the Great Northern Railway Company right of way and Easterly of that certain tract conveyed to Puget Ball by Deed recorded May 27, 1946, under Auditor's File No. 392265, in Volume 210 of Deeds, Page 10; EXCEPT that portion thereof lying within the boundaries of Parcel "E" herein below.

PARCEL "D":

That portion of Government Lots 3 and 4, Section 1, and of Government Lot 1, Section 2, and of Government Lot 1, Section 11, and of the North 1/2 of the Northwest 1/4, Section 12, lying Northerly of the right of way of the Great Northern Railway and Southerly and Westerly of the following described line:

9805190069

BK 1813 PG 0400

PARCEL "D" continued:

Beginning on the centerline of said Great Northern Railway at a point which bears North 7° 59' 30" West a distance of 291.3 feet from the meander corner between Sections 2 and 11, Township 34 North, Range 2 East, W.M.;

thence North 34° 06' East, 76.00 feet;

thence North 85° 22' East, 284.48 feet;

thence North 76° 40' East, 460.28 feet;

thence South 70° 38' 30" East, 224.70 feet;

thence South 87° 47' 30" East, 140.89 feet;

thence North 71° 40' 30" East, 147.00 feet;

thence North 63° 06' 30" East, 245.64 feet;

thence North 54° 04' 30" East, 286.47 feet;

thence North 19° 00' 30" East, 209.60 feet;

thence South 84° 47' East, 224.55 feet;

thence South 16° 45' East, 260.23 feet;

thence South 21° 10' 30" East, 427.25 feet;

thence South 61° 10' 30" East, 221.25 feet;

thence North 81° 04' 30" East, 154.04 feet;

thence North 27° 45' 30" West 43.45 feet;

thence North 62° 14' 30" East, 191.50 feet;

thence South 20° 44' 30" East, 507.75 feet;

thence South 15° 13' 30" West, 262.25 feet;

thence South 35° 11' 30" West, 300.00 feet;

thence South 14° 52' 30" West, 500.00 feet to the Centerline of Great Northern Railway.

All bearings are based on the centerline of the Westerly tangent of the Great Northern Railway, as bearing South 58° East.

All in Township 34 North, Range 2 East, W.M.

PARCEL "E":

That portion of the Northeast 1/4 of Section 12, Township 34 North, Range 2 East, W.M., being more particularly described as follows:

Beginning at the Southeast corner of said Section 12;

thence North along the East line of said Section 12, a distance of 3012.1 feet to the centerline of the Great Northern Railway right of way;

thence North 75° 17' 40" West along the centerline of said Great Northern Railway right of way a distance of 1308.04 feet;

9805190069

PARCEL "E" continued:

thence North 7° 47' 20" East a distance of 50.37 feet to the Northerly boundary of said Great Northern right of way and the TRUE POINT OF BEGINNING;
 thence continue North 7° 47' 20" East a distance of 147.0 feet;
 thence North 75° 17' 40" West a distance of 115.00 feet;
 thence South 7° 47' 20" West a distance of 147.00 feet to the Northerly boundary of said Great Northern right of way;
 thence South 75° 17' 40" East a distance of 115.00 feet to the TRUE POINT OF BEGINNING.

EXCEPTING from the above described Parcels "A", "B", "C" and "D" those portions thereof lying within the boundaries of the following described tracts:

1. That portion of the Southwest 1/4 of the Northeast 1/4 of said Section 12, described as follows:

From the Southeast corner of Section 12 run North along Section line, 3012.0 feet to the intersection with the centerline of the Great Northern Railway;
 thence North 75° 17' 40" West, 2161.14 feet;
 thence at right angles North 14° 42' 20" East, 50 feet to the TRUE POINT OF BEGINNING;
 thence North 14° 42' 20" East, 136 feet;
 thence South 76° 21' 40" East, 278.4 feet;
 thence South 9° 58' 20" West, 54.6 feet;
 thence South 38° 43' 40" East, 145.5 feet;
 thence North 75° 17' 40" West, 399.59 feet to the PLACE OF BEGINNING.

2. That portion of the above described premises lying outside the existing dike rights of way and between the water line and the outside toe of said existing dikes being those portions conveyed to C.S. Cumins, as Trustee of Swinomish Gun Club, Inc., by Deeds dated February 8, 1955, and June 7, 1956, and recorded September 7, 1955, and June 20, 1956, under Auditor's File Nos. 523710 and 537672.

3. Those portions of Government Lot 1, Section 2, and of Government Lot 1, Section 11, and of the Northwest 1/4 of the Northwest 1/4 of Section 12, lying Northerly of the right of way of the Great Northern Railway, all in Township 34 North, Range 2 East, W.M., described as follows:

(a) **BEGINNING** at a point on the centerline of said Great Northern Railway, which point bears North 7° 59' 30" West, a distance of 291.30 feet from the meander corner between said Sections 2 and 11;
 thence North 34° 06' 00" East a distance of 76.00 feet;

9805190069

BK 1813 PG 0402

PARCEL "E" continued:

thence North 85° 22' 00" East a distance of 284.48 feet;
thence North 76° 40' 00" East a distance of 460.28 feet;
thence South 70° 38' 30" East a distance of 207.08 feet;
thence South 17° 50' 16" West a distance of 637.96 feet to a point on the centerline of Great Northern Railway;
thence North 58° 00' 00" West along the centerline of said Great Northern Railway a distance of 385.62 feet to a point on the South line of said Government Lot 1 of said Section 2, which point bears South 88° 44' 16" West a distance of 655.30 feet from that section corner common to Sections 1, 2, 11 and 12, and bears North 88° 44' 16" East a distance of 406.55 feet from the meander corner between Sections 2 and 11;
thence North 58° 00' 00" West along the centerline of said Great Northern Railway, a distance of 527.15 feet to the POINT OF BEGINNING, EXCEPT the right of way of the Great Northern Railway.

(b) A strip of land being 30.00 feet in width and lying adjacent to and Northerly of the right of way of the Great Northern Railway in said Government Lot 1, Section 11, and said Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 12, described as follows:

Beginning at the point of intersection of the centerline of said Great Northern Railway with the South line of said Government Lot 1 of Section 2, which point bears North 88° 44' 16" East a distance of 406.55 feet from the meander corner between Sections 2 and 11;
thence South 58° 00' 00" East along the centerline of said Great Northern Railway, a distance of 385.62 feet to the TRUE POINT OF BEGINNING of this description;
thence South 58° 00' 00" East along said centerline of said Great Northern Railway, a distance of 779.73 feet;
thence North 32° 00' East a distance of 80.00 feet;
thence North 58° 00' 00" West along a line which is parallel to and 80.00 feet measured at right angles to and Northerly of said centerline of said Great Northern Railway, a distance of 799.92 feet;
thence South 17° 50' 16" West a distance of 82.51 feet to that point on said centerline of said Great Northern Railway, which point is the TRUE POINT OF BEGINNING of this description;
EXCEPT therefrom the right of way of the Great Northern Railway.

(c) A strip of land being 55.00 feet in width and lying adjacent to and Northerly of the right of way of the Great Northern Railway in said Northwest 1/4 of the Northwest 1/4 of Section 12, described as follows:

PARCEL "E" continued:

Beginning at the point of intersection of the centerline of said Great Northern Railway with the South line of said Government Lot 1 of Section 2, which bears North 88° 44' 16" East a distance of 406.55 feet from the meander corner between Section 2 and 11;

thence South 58° 00' 00" East along the centerline of said Great Northern Railway, a distance of 1165.35 feet to the TRUE POINT OF BEGINNING of this description;

thence South 58° 00' 00" East along said centerline of Great Northern Railway, a distance of 301.28 feet to the point of beginning of a 2° 00' Spiral Curve to the left;

thence along said 2° 00' Spiral Curve to the left an arc distance of 200.00 feet as measured by five 40 foot chords to the point on the centerline of said Great Northern Railway at the point of ending of said 2° 00' curve and the point of beginning of a 2° 00' curve to the left, at which point the tangent to the curve bears South 60° 00' 00" East;

thence along the centerline of said Great Northern Railway and on a 2° 00' curve to the left, having a central angle of 12° 35' 54" and a total curve length of 629.91 feet, an actual arc distance of 550.24 feet to a point on the centerline of said Great Northern Railway, at which point the tangent to the curve bears South 71° 00' 18" East;

thence North 18° 59' 42" East a distance of 105.00 feet;

thence Westerly and Northerly along a line which is parallel to and 105.00 feet measured at right angles to and Northerly of said centerline of said Great Northern Railway to a point which bears North 32° 00' 00" East from the TRUE POINT OF BEGINNING;

thence South 32° 00' 00" West a distance of 105.00 feet to that point on said centerline of said Great Northern Railway, which point is the TRUE POINT OF BEGINNING of this description;

EXCEPT therefrom the right of way of the Great Northern Railway.

4. That portion of the Northeast 1/4 of Section 12, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of said Section 12;

thence North along the East line of said Section 12, a distance of 3012.1 feet to the centerline of the Great Northern Railway right of way;

thence North 75° 17' 40" West along the centerline of said Great Northern right of way a distance of 1463.34 feet;

9805190069

BK | 8 | 3 PG 04 04

PARCEL "E" continued

thence North 7° 47' 20" East a distance of 50.37 feet to the Northerly boundary of said Great Northern right of way and the TRUE POINT OF BEGINNING;
 thence continue North 7° 47' 20" East a distance of 198.00 feet;
 thence North 75° 17' 40" West a distance of 115.00 feet;
 thence South 7° 47' 20" West a distance of 198.00 feet to the Northerly boundary of said Great Northern right of way;
 thence South 75° 17' 40" East a distance of 115.00 feet to the TRUE POINT OF BEGINNING.

5. That portion of the Northeast 1/4 of Section 12, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of said Section 12;
 thence North along the East line of said Section 12, a distance of 3012.10 feet to the centerline of the Great Northern Railway right of way;
 thence North 75° 17' 40" West along the centerline of said right of way a distance of 1463.34 feet;
 thence North 7° 47' 20" East a distance of 248.37 feet;
 thence North 75° 17' 40" West a distance of 115 feet to the TRUE POINT OF BEGINNING;
 thence North 7° 47' 20" East, 250 feet;
 thence South 75° 17' 40" East, 150 feet;
 thence South 7° 47' 20" West, 250 feet;
 thence North 75° 17' 40" West, 150 feet to the POINT OF BEGINNING.

(Side lines of said 60.00 foot tract to be lengthened or shortened as necessary to conform with property lines.)

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

All being situate in the County of Skagit, State of Washington.

9805180069

BK 1813 PG 0405