

Return Address:

ISLAND TITLE CO

P.O. Box 1228

Anacortes, WA 98221



199908110061

Kathy Hill, Skagit County Auditor

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LAND TITLE COMPANY OF SKAGIT COUNTY

PA-83165

Document Title(s) (or transactions contained therein):

- | | | |
|----|-------------------------|----|
| 1. | STATUTORY WARRANTY DEED | 3. |
| 2. | | 4. |

Reference Number(s) of Documents assigned or released:

on page of _____ of document

Grantor(s) (Last name, First, Middle Initial)

- | | |
|----|---|
| 1. | WHEELER, ROBERT W |
| | WHEELER, DENISE M |
| 2. | |
| 3. | |
| 4. | _____ Additional names on page _____ of document. |

Grantee(s) (Last name, First, Middle Initial)

- | | |
|----|---|
| 1. | DOHERTY, ROGER W |
| 2. | DOHERTY, RONALEE |
| 3. | |
| 4. | _____ Additional names on page _____ of document. |

Legal description: (Lot, block, plat name, section-township-range)

Lots 1 and 2 Block 201 Northern Pacific

_____ Additional legal is on page _____ of document.

Assessor's Property Tax Parcel Account Number(s):

3809-201-002-0009 ; 350123-0-002-0504

R112691

SKAGIT COUNTY AUDITOR

97 NOV 14 P3:41

RECORDED _____ FILED _____
REQUEST OF _____

When Recorded Return To:

ISLAND TITLE COMPANY

P. O. BOX 1228 3110 COMMERCIAL AVENUE **9711140106**
ANACORTES, WA 98221

Escrow No. AE-4137D

PA-83165

Statutory Warranty Deed

DS LPB-10

Legal Description (abbreviated): LOTS 1 & 2, BLK 201, NP ADD, TGW RR Full

legal on page: 2

Assessor's Tax Parcel ID#: 3809-201-002-0009 350123-0-002-0504

THE GRANTOR ROBERT W. WHEELER and DENISE M. WHEELER, husband and wife for and in consideration of FIVE HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$510,000.00) in hand paid, conveys and warrants to ROGER DOHERTY and RONALEE DOHERTY, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT A

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

PAID

30881

AUG 11 1999

SKAGIT COUNTY WASHINGTON

Real Estate Excise Tax

NOV 14 1997

Amount Paid \$ 9,078.00
By Skagit Co. Treasurer Deputy

Amount Paid \$ 0-0
By Skagit County Treasurer

SUBJECT TO: Restrictions, Reservations and Easements of record.

DATED: November 10, 1997

ROBERT W. WHEELER

DENISE M. WHEELER

State of California }
County of L.A. }

I certify that I know or have satisfactory evidence that ROBERT W. WHEELER and DENISE M. WHEELER is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

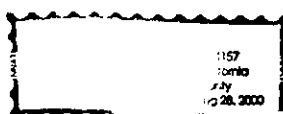
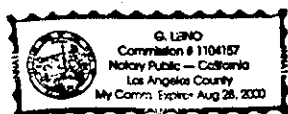
Dated

11-12-97

Notary Public in and for the State of

, residing at L.A. County

My appointment expires: 8-22-00



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Kathy Hill, Skagit County Auditor

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9711140106

BK1732

Schedule "A-1"

PA-83165

DESCRIPTION:

PARCEL "A":

Lots 1 and 2, Block 201, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

That portion of the Burlington Northern Railroad right of way designated as Northern Pacific Railroad on the plat map of "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southeast corner of Block 201 of said plat; thence North $21^{\circ}36'44''$ West along the Easterly line of Block 201, a distance of 180.00 feet to the Northeast corner of said Block 201, being the true point of beginning; thence South $72^{\circ}12'09''$ West along the Northerly line of said Block 201, a distance of 60.12 feet; thence North $21^{\circ}36'44''$ West, a distance of 146.79 feet; thence North $71^{\circ}17'58''$ East, a distance of 100.12 feet to a point on the Northerly projection of the centerline of Baltimore Avenue; thence South $21^{\circ}36'44''$ East, a distance of 148.20 feet to the Northerly end of the centerline of Baltimore Avenue; thence South $71^{\circ}57'51''$ West, a distance of 40.08 feet to the Northeast corner of said Block 201 being the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Parcel " C" continued on next page

9711140106

BK1732PG0276



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STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss

I, Kathy Hill, Auditor of Skagit County, State of Washington, do hereby
certify that the foregoing copy of Deed is a true and
literal transcription and copy from the record, as the same appears in
Volume 612 of Page under
Number 97/1140106 of Records of Skagit County, Washington.

IN TESTIMONY WHEREOF, I hereunto set my hand and seal of my
office this 6 day of August, 1999
Kathy Hill By Cheryl Linn
Auditor Deputy



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Kathy Hill, Skagit County Auditor

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Parcel "C"

That portion of the following described Tract "RR" which lies between the Northwesterly extensions of the Southwesterly and Northeasterly lines of that certain tract of land conveyed to Don A. McLean, et ux, by that certain Quit Claim Deed recorded June 29, 1988 as Auditor's File No. 8806290026.

Tracts 1 and 2, Plate 7 in Section 14, Township 35 North, Range 1 East, W.M., and all that part of Tract 1, Plate 7 in Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Commencing at the initial point of said Tract 1 of Section 23; thence West 305 feet; thence South 70 degrees 44' West 855 feet; thence South 23 degrees East 112 feet; thence North 69 degrees 10' East 136 feet; thence North 70 degrees 53' East 533.5 feet; thence North 73 degrees 12' East 444 feet; thence North 17 degrees 45' East 32 feet to beginning.

EXCEPTING and excluding from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1, Plate 7, Section 23, and all that part thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Commencing at the initial point of Tract 1, Plate 7, said Section 23; thence South 17 degrees, 45' West, 32 feet; thence South 73 degrees, 12' West 444 feet; thence South 70 degrees, 53' West, 533 5/10 feet; thence South 69 degrees, 10' West 136 feet; thence North 22 degrees, no minutes West, 40 feet; thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described; thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North 17 degrees, 45' East, 66 feet from the initial point of lot one, Tract 1, Section 23; thence South 17 degrees, 45' West, 66 feet to the place of beginning.

(Note: Said McLean tract partially or wholly adjoins Lots 1 and 2 in Block 201 "Northern Pacific Addition to Anacortes" in Volume 2 of Plats, Page 9, records of Skagit County, Washington)



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