



199908250003

Kathy Hill, Skagit County Auditor

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When Recorded Return to:

Elliott W Johnson Inc PS
711 S. First St
Mount Vernon, WA 98273

Warranty Deed

31130
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

Grantor(s):

Michael Donn Farrell

Additional names on page
___ of document

AUG 24 1999

Amount Paid \$
Skagit County Treasurer
By: Deputy

Grantee(s):

Lois Beverly Ruiz, as Trustee
Ida McKenna, as Trustee

Additional names on page
___ of document

Legal Description (abbreviated):

Additional legal
description on Exhibit A and
Exhibit A-1 of document

PTN L4&5 S2 T34N R2EWM;
PTN L2-4,7-13,16-18 S11 T34N R2EWM;
PTN L8,9,GOV LT1 S12 T34N R2EWM;
PTN GOV L1-3;L13&14;SW N W S13 T34N
R2EWM;
GOV L 2,3,10; NE SW S14 T34N R2EWM;
Tidelands abutting L1-3,8-9 S12 T34N R2EWM &
abutting L11 S11 T34N R2EWM

Assessor's Tax Parcel Number:

P20318; P20319; P19667; P19668; P20263;
R20265; R20268; P20269; P20270; R20271;
P20272; P20277; P20278; R20311; P20312;
R20327; P20280; P20300; P20294; P20295; PTN
R20272; P20332

Warranty Deed

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12/10/98 10:25

Elliott W. Johnson Inc. P.S.
711 South First Street
Mount Vernon, WA 98273
(360) 336-6502 Fax 336-5616
Email elliotjtj@ncia.com

LEGAL DESCRIPTION - FARM OPTION PROPERTY

All that portion of the following government lots in Sections 2, 11, 12, 13 and 14, Township 34 North, Range 2 East, W.M. according to the "Dependent Resurvey of T. 34 N., R 2 E., W.M." as approved by the United States Department of the Interior, Bureau of Land Management on October 31, 1986 and described as follows:

PARCEL A:

Government Lots 2 and 3 of Section 14, Township 34 North, Range 2 East, W.M.

PARCEL B:

Government Lots 4 and 5 of Section 2, Township 34 North, Range 2 East, W.M., EXCEPT those portions thereof conveyed to Skagit County for road purposes by deeds recorded under Auditor's File Nos. 27083, 168349 and 295588, AND EXCEPT those portions thereof condemned by the State of Washington for highway purposes in Skagit County Superior Court Cause Nos. 26128 and 31913.

PARCEL C:

Government Lots 3, 4, 7, 8, 9, 10, 11, 12, 13, 16, 17 and 18 of Section 11, Township 34 North Range 2 East, W.M., EXCEPT that portion of said Government Lot 3 condemned by the State of Washington for highway in Skagit County Superior Court Cause Nos. 26128 and 31913, AND EXCEPT those portions of said Government Lots 11 and 18, lying Northeasterly of the midpoint of Swinomish Channel, as presently located.

PARCEL D:

That portion of Government Lot 9 of Section 12, Township 34 North, Range 2 East, W.M., lying Westerly of the midpoint of Swinomish Channel as presently located.

PARCEL E:

Government Lots 13 and 14 of Section 13, and Government Lot 10 of Section 14, all in Township 34 North, Range 2 East, W.M., EXCEPT mineral rights as reserved in deed recorded March 31, 1966, under Auditor's File No. 680848, records of Skagit County, Washington.

ATTACHMENT A TO MEMORANDUM
OF OPTION AGREEMENT - 1

Exhibit "A"



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DESCRIPTION:

PARCEL "A":

That portion of Government Lots 2 and 11 of Section 11, and Government Lot 1 of Section 12, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point 1,225 feet North and 5,290 feet West from the intersection of the North and South section line between Sections 12 and 7 of Township 34 North, Ranges 2 and 3 East, W.M., and the North line of the right of way of the Seattle & Northern Railroad (said point being the intersection of the centerline of Railroad Slough, so known and called, with the South line of the County road leading from Anacortes to Whitney Station, as it existed May 23, 1893);
 thence South 15°44' East 450 feet;
 thence South 32°17' East 50 feet;
 thence South 62°30' East 153 feet;
 thence South 23°45' East 213 feet;
 thence North 80°42' East 108 feet;
 thence South 58°55' East 278 feet;
 thence South 20°48' East 108 feet;
 thence South 12° West 310 feet to the intersection of said centerline of said railroad slough with the line of mean high tide of Swinomish Slough;
 thence following the line of mean high tide of said Swinomish Slough, as follows: South 60°25' West 1,131 feet;
 thence North 47°42' West 720 feet;
 thence North 1°22' West 553 feet;
 thence North 86°48' East 295 feet to the centerline of the West fork of Bridge Slough, so called;
 thence on said centerline of the West fork of Bridge Slough North 14°08' East 469 feet to its intersection with the centerline of said Bridge Slough, so called;
 thence on said centerline of Bridge Slough North 16°14' West 364 feet;
 thence North 30°33' West 190 feet to the intersection of said centerline of said Bridge Slough with the South line of said County road;
 thence on the South line of said County road South 76° East 700 feet to the point of beginning, said above described tract of land being shown as Lots "H", "J" and "K" on the map entitled, "PLAT OF A PORTION OF THE R. E. WHITNEY ESTATE", and filed for record and recorded on page 461 of Volume 26 of Deeds, in the Auditor's Office of Skagit County, Washington, as a part of the Deed from W. E. Schricker, administrator to Peter Fegenvetter, recorded in Volume 26 of Deeds, page 451, records of Skagit County, Washington,

- Continued -
 Exhibit "A-1"



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DESCRIPTION CONTINUED:

PARCEL "A" Continued:

EXCEPTING Lot "H" from the above description conveyed on November 8, 1905, by Thomas H. Tait and wife, to George Lemon by deed recorded in Volume 60 of Deeds, page 502, records of said County, AND EXCEPTING that portion thereof condemned for State Highway No. 1 in Skagit County Superior Court Cause Nos. 31913 and 26128.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

All tidelands, if any, of the second class, situate in front of, adjacent to or abutting upon Government Lots 1 and 2 and the North $\frac{1}{2}$ in width of Government Lot 3, Government Lot 8 and the North $\frac{1}{2}$ in width of Government Lot 9, Section 12, Township 34 North, Range 2 East, W.M.; the East 8 chains of Government Lot 2 and the East 10 chains of Government Lot 11, Section 11, Township 34 North, Range 2 East, W.M., EXCEPT that portion thereof, if any, lying within the boundaries of the Swinomish Indian Reservation, AND EXCEPT that portion thereof condemned for State Highway No. 1 in Skagit County Superior Court Cause Nos. 31913 and 26128, AND ALSO EXCEPT mineral rights as reserved by the State of Washington, by deed recorded December 4, 1924, under Auditor's File No. 179252, in Volume 134 of Deeds, page 254, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Government Lots 1, 2 and 3 of Section 12, and of Government Lot 3 of Section 13, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point 3,510 feet West and 704 feet North from the intersection of the North and South section line between Sections 12 and 7, Township 34 North, Ranges 2 and 3 East, W.M., with the North line of the right of way of the Seattle & Northern Railroad

(said point being the intersection of the centerline of Middle Slough, so known and called, with the South line of the County road, situated, lying and being contiguous to and parallel with the said right of way of said Seattle & Northern Railroad);



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DESCRIPTION CONTINUED:

PARCEL "C" Continued:

thence in a Northwesterly course following the said South line of said County road, 1,860 feet to its intersection with the centerline of Railroad Slough, so known and called; thence following said centerline of said Railroad Slough, as follows: South 15°44' East 450 feet; thence South 32°17' East 50 feet; thence South 62°30' East 158 feet; thence South 23°45' East 213 feet; thence North 80°42' East 108 feet; thence South 58°55' East 278 feet; thence South 20°48' East 108 feet; thence South 12° West 310 feet to the intersection of said centerline of said Railroad Slough with the line of mean high tide of the original Swinomish Slough; thence following said line of mean high tide of said Swinomish Slough, as follows: South 48°20' East 419 feet; thence South 19°03' East 416 feet; thence South 33°18' West 884 feet; thence South 49° East 770 feet; thence South 12°22' East 460 feet; thence South 18°04' West 886 feet; thence South 27°09' East 470 feet; thence North 80°04' East 730 feet; thence South 66°35' East 492 feet; thence North 59°23' East 539 feet; thence North 35°17' West 824 feet; thence North 62°04' East 87 feet to the intersection of said line of mean high tide of said Swinomish Slough with the centerline of said Middle Slough; thence following said centerline of said Middle Slough, as follows: North 16°47' West 657 feet; thence North 16°08' West 470 feet; thence North 27°59' West 200 feet; thence North 62°10' West 442 feet; thence North 25° West 140 feet; thence North 22° East 360 feet; thence North 1°14' East 210 feet; thence North 21°30' East 610 feet; thence North 23° West 454 feet; thence North 4°48' West 336 feet to the point of beginning,

EXCEPT that portion thereof condemned for State Highway No. 1 in Skagit County Superior Court Cause Nos. 31913 and 26128.

Situate in the County of Skagit, State of Washington.

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DESCRIPTION CONTINUED:

PARCEL "D":

That portion of Government Lots 8 and 9 of Section 12, Township 34 North, Range 2 East, W.M., lying Easterly of the Swinomish Slough as now located.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

That portion of Government Lots 11 and 18 of Section 11, Township 34 North, Range 2 East, W.M., lying Easterly of Swinomish Slough, as now located, EXCEPT that portion, if any, of said Government Lot 11, lying within the boundaries of Lot "J" on the map entitled, "PLAT OF A PORTION OF THE R. B. WHITNEY ESTATE", recorded in Volume 26 of Deeds, page 461, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "F":

The Northeast 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 2 East, W. M.



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