



199910060079

Kathy Hill, Skagit County Auditor

10/6/1999 Page 1 of 4 3:39:37PM

AFTER RECORDING MAIL TO:

John Peth & Sons, Inc.
13397 D'Arcy Rd.
Bow, WA 98232

Filed for Record at Request of:
John Peth & Sons, Inc.

LAND TITLE COMPANY OF SKAGIT COUNTY

STATUTORY WARRANTY DEED

Grantors: John Peth & Sons Inc
Grantees: James Company LLC
Brief Legal Description: A portion of the the NE 1/4 of the NE 1/4 of Section 24, TWP 36N, Range 3 E W.M., and a portion of Government Lot 1 of Section 19, TWP 36 N, Range 4E, W.M.

THE GRANTOR(S), John Peth & Sons, Inc., for and in consideration of \$10 and other valuable consideration, in hand paid, conveys, and warrants to James Company LLC, the following described real estate, situated in the County of Skagit, State of Washington:

See Legal description on attached "Exhibit A"

Assessor's Property Tax Parcel Number: P46443 P115709
Assessor's Property Tax Account Number: /P48141/ P115710

Dated: 9-27-99

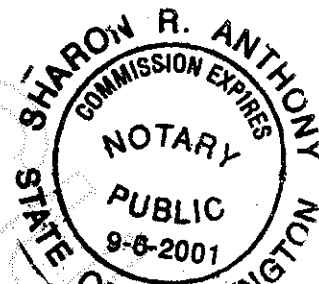
Dan Peth 31848
SKAGIT COUNTY WASHINGTON
By Dan Peth, Secretary, John Peth & Sons Inc.

OCT 06 1999

STATE OF WASHINGTON

COUNTY OF SKAGIT

Amount Paid \$ 612.00
Skagit Co. Treasurer
By) ra Deputy



I certify that I know or have satisfactory evidence that Dan Peth, Secretary of John Peth & Sons, Inc. is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Secretary of John Peth & Sons, Inc. and _ to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-27-99

Sharon R. Anthony
Notary Public in and for the state of washington
My appointment expires: 9-6-2001

LPB-10(c) 7/97

LEGAL DESCRIPTION
FOR
JOHN PETH & SONS, INC.
OF
PARCEL 2 - AFTER BOUNDARY LINE ADJUSTMENT

EXHIBIT A

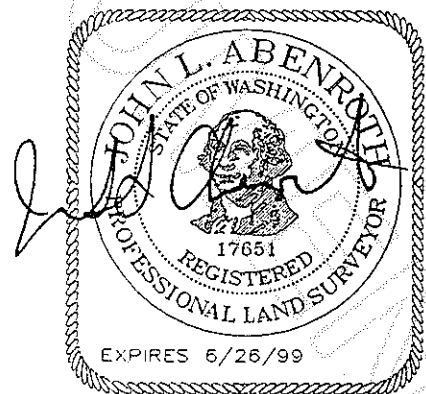
May 10, 1999

That portion of the northeast quarter of the northeast quarter of Section 24, Township 36 North, Range 3 East, W.M. and that portion of Government Lot 1 of Section 19, Township 36 North, Range 4 East, W.M. described as follows:

Beginning at a point on the south line of the northeast quarter of the northeast quarter of said Section 24 which lies N88°29'52"W, a distance of 1248.14 feet from the southeast corner thereof; thence N24°28'14"E, a distance of 887.24 feet; thence S88°27'07"E parallel with the north line of said northeast quarter of the northeast quarter, a distance of 943.79 feet; thence N13°16'20"W, a distance of 511.16 feet to the north line of said northeast quarter of the northeast quarter; thence N88°27'07"W along said north line, a distance of 1279.87 feet to the northwest corner thereof; thence S00°41'26"E along the west line of said northeast quarter of the northeast quarter, a distance of 1312.39 feet to the southwest corner thereof; thence S88°29'52"E along the south line of said northeast quarter of the northeast quarter, a distance of 70.00 feet to the point of beginning of this description.

Containing 20.01 acres.

Situated in Skagit County, Washington.



5/19/99



199910060079



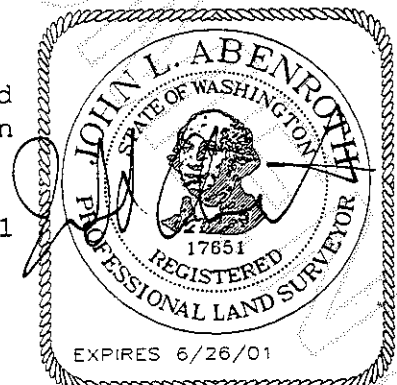
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION
FOR
DAN AND JAY PETH
OF
ACCESS AND UTILITY EASEMENT

August 17, 1999

A non-exclusive easement 60 feet wide and a 45 foot radius cul-de-sac, all for ingress, egress, and utilities, over, under, and through the northeast quarter of the northeast quarter of Section 24, Township 36 North, Range 3 East, W.M., and Government Lot 4 of Section 18, and Township 36 North, Range 4 East, W.M., the northwest quarter of Section 19, Township 36 North, Range 4 East, W.M., the centerline of which is described as follows:

Commencing at the northwest corner of said Section 19; thence S01°10'49"E along the west line thereof, a distance of 213.52 feet to Point A and the initial point of this centerline description; thence N38°44'16"E, a distance of 240.44 feet to the point of curvature of a curve to the right having a radius of 150.00 feet; thence along said curve through a central angle of 100°26'51" and an arc length of 262.97 feet; thence S41°00'54"E, a distance of 71.72 feet to the point of curvature of a curve to the right having a radius of 256.03 feet; thence along said curve through a central angle of 57°06'08" and an arc length of 255.17 feet; thence S16°05'14"W, a distance of 552.04 feet to the point of curvature of a curve to the left having a radius of 115.00 feet; thence along said curve through a central angle of 118°31'25" and an arc length of 237.89 feet to the point of reverse curvature with a curve to the right having a radius of 186.85 feet; thence along said curve through a central angle of 61°56'19" and an arc length of 201.99 feet; thence S40°29'52"E, a distance of 67.47 feet to the point of curvature of a curve to the left having a radius of 150.27 feet; thence along said curve through a central angle of 56°40'17" and an arc length of 148.63 feet; thence N82°49'51"E, a distance of 98.22 feet to the point of curvature of a curve to the right having a radius of 421.41 feet; thence along said curve through a central angle of 55°12'12" and an arc length of 406.02 feet; thence S41°57'57"E, a distance of 308.43 feet to the point of curvature of a curve to the



left having a radius of 200.00 feet; thence along said curve through a central angle of $14^{\circ}11'58''$ and an arc length of 49.57 feet; thence $S56^{\circ}09'54''E$, a distance of 159.02 feet, more or less, to the centerline of Colony Road and terminus of this line description.

ALSO beginning at the above described Point A; thence $S38^{\circ}44'16''W$, a distance of 318.34 feet to the point of curvature of a curve to the left having a radius of 150.00 feet; thence along said curve through a central angle of $26^{\circ}30'16''$ and an arc length of 69.39 feet; thence $S12^{\circ}13'59''W$, a distance of 289.08 feet to the center of the above described 45 foot radius cul-de-sac and terminus of this line description.

