

EXHIBIT A

Frontier Ford Property - Highway 20

PARCEL "A":

That portion of the following described tract, lying Northerly of SK 536 (formerly P.S.H. No. 1-AN):

The East 780 feet of the West 1,170 feet of the South 530 feet of the North 1,060 feet of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 34 North, Range 2 East, W.M., (being formerly known as Blocks 9, 10 and 11, "THE RAILROAD ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 36, records of Skagit County, Washington.

TOGETHER WITH vacated streets and alleys adjoining,

EXCEPT any portion thereof lying within the boundaries of the existing county road,

AND ALSO EXCEPT the East 50 feet of the South 3,250 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ in Section 4, Township 34 North, Range 2 East, W.M., described as follows:

All of vacated Blocks 2 and 3, and the West 30 feet of vacated Second Street and all of vacated Third Street abutting on said Blocks 2 and 3 in "RAILROAD ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 36, records of Skagit County, Washington,

EXCEPT State Highway as originally conveyed to Skagit County by deed recorded May 8, 1911, under Auditor's File No. 84686,

ALSO EXCEPT that portion conveyed to the Seattle and Northern Railway Company by deed recorded January 10, 1890 in Volume 9 of Deeds, page 317.

TOGETHER WITH the North $\frac{1}{2}$ of vacated State Street adjacent thereto.

ALSO TOGETHER WITH that portion, if any, of the East $\frac{1}{2}$ of the vacated Fourth Street which upon vacation would revert to said premises by operation of law,

EXCEPT from the above described premises the West 100 feet of the East 140 feet of the North 100 feet thereof, as conveyed to Howard N. Gullicksen et ux by deed recorded December 24, 1958, under Auditor's File No. 574488,

AND EXCEPT all that portion thereof as conveyed to State of Washington, by deed recorded December 30, 1960, under Auditor's File No. 602561.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Lots 1 to 15, inclusive, in vacated Block 12 of "THE RAILROAD ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 36, records of Skagit County, Washington, lying Northerly of SK 536 (formerly P.S.H. No. 1).

TOGETHER WITH such portions of vacated streets and alleys which upon vacation reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.

Exhibit "A"



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Per Original

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Provided, however, that Seller reserves from the foregoing property:

(a) a roughly rectangular portion of the southwest corner of the property described above approximately 52 feet long on the western and eastern borders and 10 feet wide on the northern and southern borders as shown on the map attached hereto and incorporated herein by this reference, which map shall govern with respect to the parties' intentions regarding the location of such reserved property; and

(b) a perpetual easement providing Seller all reasonable or necessary access to the property reserved in paragraph (a) above. Seller and Purchaser expressly agree and understand that such easement touches, concerns and burdens the premises conveyed or to be conveyed to Purchaser and touches, concerns and benefits the premises to be retained by Seller and is granted by and shall be binding on Purchaser, its heirs, successors and assigns.

Seller grants to Purchaser an easement for the location of a septic system on the property reserved by Seller in paragraph (a) above and for all reasonable or necessary access for the maintenance of such septic system. Seller and Purchaser expressly agree and understand that such easement touches, concerns and burdens such reserved premises and touches, concerns and benefits the property conveyed or to be conveyed to Purchaser and is granted and shall be binding on Seller, its heirs, successors and assigns.



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