

When Recorded Return to:  
REBA J. SINES  
100 N. State Street  
Sedro Woolley WA 98284



200003070097  
Kathy Hill, Skagit County Auditor  
3/7/2000 Page 1 of 3 11:31:46AM

Island Title Company  
Order No: BE3715 MKP  
ISLAND TITLE CO.

SB-15741 ✓

STATUTORY WARRANTY DEED

THE GRANTOR JOHN M. SINES, a single person

for and in consideration of One Hundred Twelve Thousand Five Hundred and  
00/100...(\$112,500.00) DOLLARS

in hand paid, conveys and warrants to

REBA J. SINES, a single person

the following described real estate, situated in the County of Skagit, State of Washington:

Portion of the Southeast quarter of the Southwest quarter of Section 24, Township 35 North,  
Range 4 East of the Willamette Meridian.

See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 350424-3-004-0007 P37583

34182  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

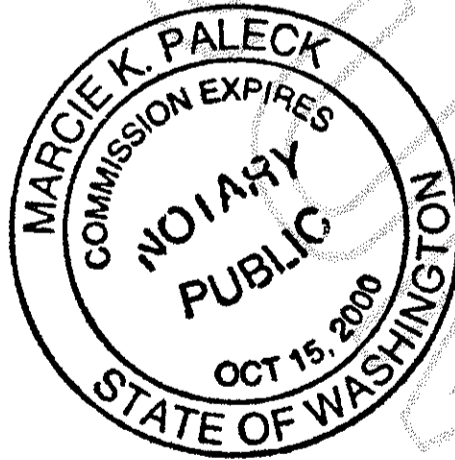
Subject to: Restrictions, reservations and easements of record.

MAR 7 2000

Amount Paid \$ 1,172.25  
Skagit County Treasurer  
By: [Signature] Deputy

Dated: March 3, 2000

John M. Sines 3/6-00  
JOHN M. SINES Date



STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOHN M. SINES 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 therein mentioned in this instrument.

Dated: March 6 2000

Marcie K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2000  
LPB No. 10

MARCIE K. PALECK

PARCEL A:

All that portion of the Southeast Quarter of the Southwest Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, lying North of State Street, as established in the City of Sedro Woolley, and West of a line drawn parallel with and 200 feet West of the center line of the main track of the Northern Pacific Railway Company;

EXCEPT that portion, if any, lying within the boundaries of Rita Street as platted in the City of Sedro Woolley;

AND EXCEPT THEREFROM that portion of the Southeast Quarter of the Southwest Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the Northwest corner of said subdivision;  
Thence South 89°50'19" East along the North line thereof, a distance of 10.20 feet to a point which is 22.50 feet East of the monumented centerline of Rita Street and the point of beginning of this description;  
Thence South 00°07'04" East parallel with said centerline, a distance of 16.11 feet;  
Thence South 89°15'03" East a distance of 90.81 feet to the East line of that tract conveyed to Hansen and Peterson, Inc., by deed dated February 11, 1971, and recorded under Auditor's File No. 749220, records of Skagit County, Washington;  
Thence North 00°08'01" West along the East line thereof, a distance of 1.62 feet to the most Northerly corner of said Hansen and Peterson tract and the West line of the railroad right-of-way lying within 200 feet of the mainline railroad centerline;  
Thence North 09°43'49" East along the West line of said railroad right-of-way, a distance of 15.63 feet to the North line of said Southeast Quarter of the Southwest Quarter;  
Thence North 89°50'19" West along said North line, a distance of 93.47 feet to the point of beginning of this description.

PARCEL B:

That portion of the Southeast Quarter of the Southwest Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the North line of State Street as conveyed to the City of Sedro Woolley by deed recorded March 1, 1913, in Volume 91 of Deeds, page 330, under Auditor's File No. 95381, records of Skagit County, Washington, and the West line of the Railway right-of-way as conveyed to the Northern Pacific Railway Company, a corporation, page 101, under Auditor's File No. 74588, records of Skagit County, Washington;  
Thence North 89°58'15" East a distance of 26.65 feet;  
Thence North 00°08'15" West a distance of 152.75 feet, more or less, to a point on the West line of said railway right-of-way;  
Thence South 09°45'30" West a distance of 155.15 feet, more or less, to the point of beginning.

PARCEL C:

That portion of the Southeast Quarter of the Southwest Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of said subdivison;  
Thence South 00°22'04" East along the West line thereof, a distance of 169.07 feet to the North line of that certain tract conveyed to the City of Sedro Woolley by deed recorded in Volume 91 of Deeds, page 330, under Auditor's File No. 95380;  
Thence North 89°58'29" East along said North line, a distance of 16.96 feet to a line that is 30 feet distant from when measured at right angles, the monumented centerline of Rita Street and the point of beginning of this description;  
Thence South 00°07'14" East along the line last described, a distance of 61.05 feet to the point of curvature of curve to the left having a radius of 20 feet and a central angle of 103°12'19";  
Thence Southerly, Southeasterly and Easterly along said curve through an arc length of 36.03 feet;



Thence North 76°40'27" East along the tangent to said curve, a distance of 19.44 feet to the West line of that certain tract conveyed to the Northern Pacific Railway Company by deed dated June 5, 1909, and recorded under Auditor's File No. 74588, records of Skagit County, Washington;

Thence North 09°43'49" East along said Northern Pacific tract, a distance of 77.12 feet to the North line of the above described City of Sedro Woolley tract;

Thence South 89°58'29" West along the North line of said City of Sedro Woolley tract, a distance of 56.69 feet to the point of beginning of this description.

Situated in Skagit County, Washington.

