

AFTER RECORDING MAIL TO:  
VIRGIL MORGAN, JR.  
PO BOX 1002  
EVERETT, WA 98206

200003310072  
Kathy Hill, Skagit County Auditor  
3/31/2000 Page 1 of 6 11:03:11AM

Filed for Record at Request of  
John R. Wagner Escrow, Inc.  
Escrow Number: 000232BV

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

P92513

Grantor(s): M.J. McINTYRE FAMILY LIMITED PARTNERSHIP  
Grantee(s): VIRGIL MORGAN, JR., MARY E. MORGAN  
Abbreviated Legal: Block 6, LTS 7, 8 & 16 & A PTN OF 9-15, WOOLLEY, records of  
SKAGIT County, WA  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4177-006-008-0008, 4177-006-016-0008, 4177-006-011-  
0003, 4177-006-900-0205

**THE GRANTOR** M.J. McINTYRE FAMILY LIMITED PARTNERSHIP, also shown of  
record as McINTYRE FAMILY LIMITED PARTNERSHIP  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
AND AS PART OF AN I.R.C. SECTION 1031 TAX DEFERRED EXCHANGE  
in hand paid, conveys and warrants to VIRGIL MORGAN, JR. and MARY E. MORGAN, husband  
and wife  
the following described real estate, situated in the County of SKAGIT, State of Washington:  
LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO.

SUBJECT TO: SEE EXHIBIT "B" ATTACHED HERETO.

34581  
SKAGIT COUNTY WASHINGTON  
Real Estate Franchise Tax

MAR 31 2000

Amount Paid \$ 6,839.10  
Skagit Co. Treasurer  
By Deputy

Dated this 27th day of March, 2000

By M.J. McINTYRE FAMILY LIMITED  
PARTNERSHIP

By [Signature]  
GENERAL PARTNER

By [Signature]  
GENERAL PARTNER

By [Signature]  
GENERAL PARTNER

STATE OF WASHINGTON  
County of KING

SS:

On this 29th day of March 2000 before me, the undersigned, a Notary Public in and  
for the State of Washington, duly commissioned and sworn, personally appeared  
John S McIntyre to me known to be the individual described in  
and who executed the foregoing instrument, as General partner of the M.J. McIntyre  
Family Ltd Partnership, a Limited Partnership, and acknowledged to me that he  
signed and sealed this instrument as his free and voluntary act and deed for the use and  
purposes therein mentioned, and on oath stated he authorized to execute the said instrument.  
Given under my hand and official seal this 29th day of March 2000



[Signature]

Notary Public in and for the State of WASHINGTON  
Residing at 3670 SW Otis Way Seattle WA 98126  
Page 1 My appt expires June 7 2001 LPB-10

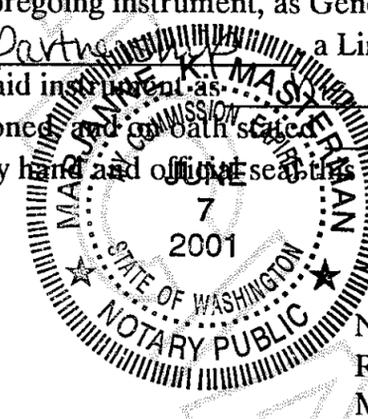
ACKNOWLEDGMENT

ATTACHED TO and made a part of STATUTORY WARRANTY DEED

STATE OF WASHINGTON }
County of KING } SS:

On this 29th day of MARCH 2000 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared BRIAN J McINTYRE to me known to be the individual described in and who executed the foregoing instrument, as General partner of the M J McIntyre Family Ltd Partnership, a Limited Partnership, and acknowledged to me that he signed and sealed this said instrument as his free and voluntary act and deed for the use and purposes therein mentioned, and on oath stated he authorized to execute the said instrument.

Given under my hand and official seal this 29th day of MARCH 2000

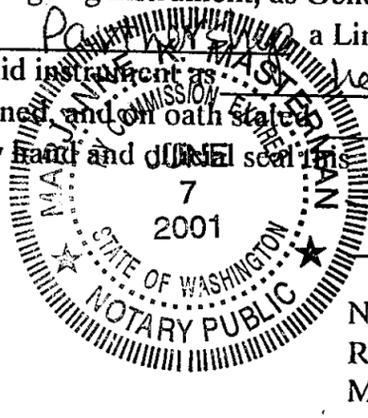


Margaret K. Masterman
Notary Public in and for the State of WASHINGTON
Residing at 3670 SW Othello Seattle 98126
My appointment expires: June 7, 2001

STATE OF WASHINGTON }
County of KING } SS:

On this 29th day of MARCH 2000 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MARY McIntyre Lee to me known to be the individual described in and who executed the foregoing instrument, as General partner of the M J McIntyre Family Ltd Partnership, a Limited Partnership, and acknowledged to me that she signed and sealed this said instrument as her free and voluntary act and deed for the use and purposes therein mentioned, and on oath stated she authorized to execute the said instrument.

Given under my hand and official seal this 29th day of MARCH 2000



Margaret K. Masterman
Notary Public in and for the State of WASHINGTON
Residing at 3670 SW Othello Seattle 98126
My appointment expires: June 7, 2001

STATE OF WASHINGTON }
County of } SS:

On this \_\_\_ day of \_\_\_ before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_ to me known to be the individual described in and who executed the foregoing instrument, as General partner of the \_\_\_ a Limited Partnership, and acknowledged to me that \_\_\_ signed and sealed this said instrument as \_\_\_ free and voluntary act and deed for the use and purposes therein mentioned, and on oath stated \_\_\_ authorized to execute the said instrument.

Given under my hand and official seal this \_\_\_ day of \_\_\_

Notary Public in and for the State of WASHINGTON
Residing at
My appointment expires:

# EXHIBIT A

## DESCRIPTION:

### PARCEL "A":

Lots 12, 13 and 14, EXCEPT the North 50 feet thereof, and Lot 15, EXCEPT the North 50 feet of the East 20 feet thereof, and all of Lots 7 and 16 and the West 10 feet of Lot 8, Block 6, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

### PARCEL "B":

The East 20 feet of Lot 8, and the North 67 feet of Lots 9, 10 and 11, in Block 6, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

### PARCEL "C":

The South 23 feet 10 inches of the North 50 feet of Lots 12, 13 and 14, and the South 23 feet 10 inches of the North 50 feet of the East 20 feet of Lot 15 in Block 6, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress and egress, specifically excluding parking for so long as any successor grantee does not erect a structure thereon, over the West 10 feet of Lot 15 and the East 29 feet of Lot 16, Block 6, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON".

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

*BH*

*BIM*

*MLL*



200003310072

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TOGETHER WITH a non-exclusive easement for ingress and egress, specifically excluding parking for so long as any successor grantee does not erect a structure thereon, over the West 10 feet of Lot 15 and the East 29 feet of Lot 16, Block 6, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON".

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

*V.M.  
Hill*



200003310072

Kathy Hill, Skagit County Auditor

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EXHIBIT "B"

EXCEPTIONS:

A. PARTY WALL AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Union Mercantile Co.  
And: Arthur C. Seidell  
Dated: August 8, 1911  
Recorded: August 19, 1911  
Auditor's No.: 86187  
(Volume 87, Page 77)

For the joint use of the wall of the South line of North 67 feet of Lots 9, 10 and 11.

B. PARTY WALL AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Union Mercantile Co.  
And: George Green  
Disclosed By: Deed  
Recorded: February 1, 1913  
Auditor's No.: 94933  
(Volume 91, Page 176)

For the joint use of the wall on the West line of Lot 7.

C. PARTY WALL AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Bessie Wixson et al  
And: Frank Fritsch, Jr. et al  
Dated: May 3, 1913  
Recorded: January 23, 1914  
Auditor's No.: 100442  
(Volume 96, Page 39)

For the joint use of the wall on the East line of the West 10 feet of the North 26 feet 2 inches of Lot 15.

D. PARTY WALL AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Frank Fritsch, Jr. et al  
And: Bessie Wixson et al  
Dated: April 12, 1913  
Recorded: January 23, 1914  
Auditor's No.: 100443  
(Volume 96, Page 41)

For the joint use of the wall on the North line of the South 23 feet 10 inches of the North 50 feet of Lots 12, 13, 14 and East 20 feet of Lot 15.

- Continued -



EXHIBIT "B"

EXCEPTIONS CONTINUED:

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: O. M. Moss and Frank Pettit  
Purpose: Steam pipe  
Area Affected: The West 10 feet of Lot 15  
Dated: October 5, 1929  
Recorded: December 9, 1929  
Auditor's No.: 229145  
(Volume 152, Page 427)

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: O. M. Moss and Frank Pettit  
Purpose: Steam pipe  
Area Affected: Lot 9 and the East 20 feet of Lot 8  
Dated: November 16, 1929  
Recorded: December 9, 1929  
Auditor's No.: 229150  
(Volume 152, Page 430)

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Chamber of Commerce of Sedro-Woolley, a corporation  
Purpose: For ingress and egress, specifically excluding parking  
Area Affected: The West 10 feet of Lot 15 and the East 25 feet of Lot 16  
Dated: December 3, 1964  
Recorded: December 11, 1964  
Auditor's No.: 659646

*V. H.  
mem*

