

After recording return document to:
VISSER, ZENDER & THURSTON, P.S.
P.O. BOX 5226
BELLINGHAM, WA 98227



200006160028

Kathy Hill, Skagit County Auditor
6/16/2000 Page 1 of 5 9:40:44AM

DOCUMENT TITLE: **STATUTORY WARRANTY DEED IN LIEU OF DEED OF TRUST FORECLOSURE**

REFERENCE NUMBER OF RELATED DOCUMENT: 199910060075, 199910060074

GRANTOR(S): **JAMES COMPANY L.L.C.**

ADDITIONAL GRANTORS ON PAGE ____ OF DOCUMENT.

GRANTEE(S): **JOHN PETH & SONS INC.**

ADDITIONAL GRANTEES ON PAGE ____ OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: **A portion of Govenment Lot 4 of Section 18, T36N R4E, W.M. and a portion of Government Lot 1 and the NE¼ of the NW¼ of Section 19, T36N R4E, W.M.**

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 3, 4 & 5 OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER(S): **P49371**

**STATUTORY WARRANTY DEED
IN LIEU OF DEED OF TRUST FORECLOSURE**

THE GRANTOR, JAMES COMPANY L.L.C., in lieu of Deed of Trust foreclosure, hereby conveys and warrants to JOHN PETH & SONS INC., the GRANTEE, the following described real estate, situated in Skagit County, State of Washington:

See attached Exhibit A.

Situate in County of Skagit, State of Washington.

35474
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAY 26 2000

Amount Paid \$
By Skagit Co. Treasurer Deputy



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

LEGAL DESCRIPTION
FOR
JOHN PETH & SONS, INC.
OF
PARCEL 6 - AFTER BOUNDARY LINE ADJUSTMENT

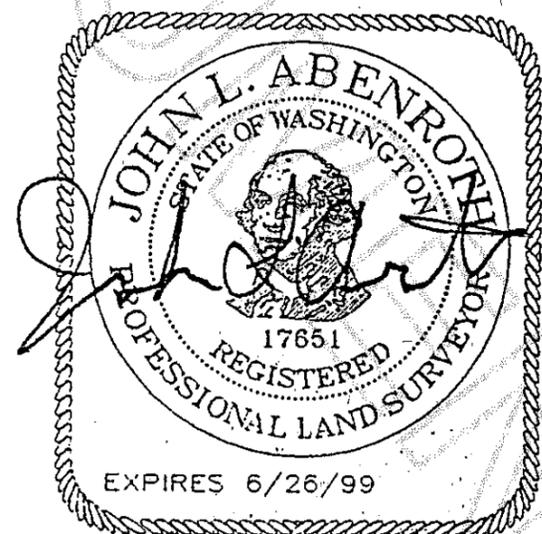
May 10, 1999

That portion of Government Lot 4 of Section 18, Township 36 North, Range 4 East, W.M.; and that portion of the Government Lot 1 and the northeast quarter of the northwest quarter of Section 19, Township 36 North, Range 4 East, W.M.; described as follows:

Beginning at a point on the south line of Government Lot 4 of said Section 18 which lies $S86^{\circ}50'58''E$, a distance of 436.54 feet from the southwest corner thereof; thence $N06^{\circ}29'49''W$, a distance of 327.78 feet; thence $N81^{\circ}01'50''E$, a distance of 432.32 feet; thence $N60^{\circ}30'10''E$, a distance of 203.23 feet; thence $S56^{\circ}54'25''E$, a distance of 518.35 feet to a point on the east line of said Government Lot 4 which is 265 feet north of the southeast corner thereof; thence $S01^{\circ}05'51''W$ along said east line, a distance of 265.00 feet to the southeast corner of said Government Lot 4; thence $S34^{\circ}25'05''E$, a distance of 317.78 feet; thence $S09^{\circ}31'36''W$, a distance of 415.02; thence $N80^{\circ}28'24''W$, a distance of 371.16 feet; thence $N13^{\circ}28'27''W$, a distance of 338.38 feet; $N88^{\circ}59'07''W$, a distance of 623.28 feet; thence $N06^{\circ}29'49''W$, a distance of 323.51 feet to the point of beginning of this description.

Containing 20.28 acres.

Situated in Skagit County, Washington.



5/19/99



200006160028

Kathy Hill, Skagit County Auditor



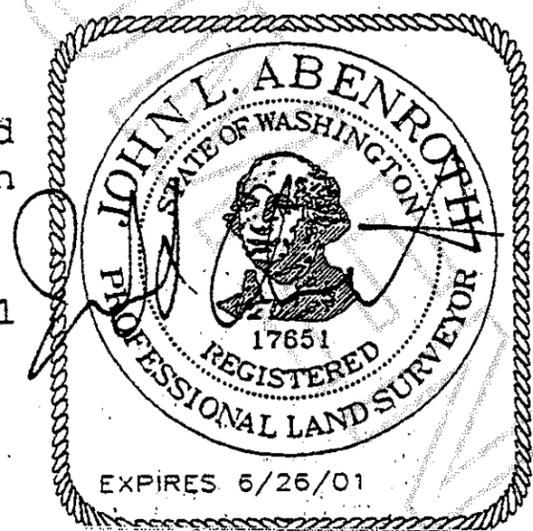
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

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



Page 1 of 2 pages



200006160028

Kathy Hill, Skagit County Auditor

6/16/2000 Page 4 of 5 9:40:44AM

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.

