


AFTER RECORDING MAIL TO:

Name **SCHENK PACKING CO. INC.**,
Address **8204-288TH STREET NW**
City, State, Zip **STANWOOD, WA 98292**
B64689

Filed for Record at Request of First American Title of Skagit County


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Skagit County Auditor

ORIGINAL

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
B64689E-1

THE GRANTOR SEAWARD INVESTMENT, INC., a Washington corporation for and in consideration of **Ten Dollars** and other valuable consideration & as part of a **IRC Section 1031 Tax Deferred Exchange** in hand paid, conveys and warrants to **SCHENK PACKING CO. INC.**, A Washington Corporation the following described real estate, situated in the County of **SKAGIT**, State of Washington:

See Exhibit A attached hereto and made a part hereof

SUBJECT TO: See Exhibit "B" attached hereto and made a part hereof. Also subject to 2nd Half 2001 Property taxes.

ABBREVIATED LEGAL: Section 19, Township 34, Range 4; Ptn. NW - NW

"The Grantors and Grantees herein acknowledge that the fourth Exception to Parcel "B" will be the subject of another deed from the Grantors to the Grantees. It is mutually understood that said property does not and will not constitute a separate building lot for the benefit of either party unless approved in the future by the appropriate governmental agencies. It is also mutually understood that until such time as said other deed is recorded that said fourth Exception to Parcel "B" will be subject to a license in favor of the Grantee for access and utilities over that portion of said Exception lying northerly of a construction fence existing on April 1, 2001.

Assessor's Property Tax Parcel Account Number(s): **340429-0-105-0007 R28263, 340429-2-031-0002 R28604 IOP, 340429-0-104-0700 R113143, 340429-0-093-0001 R28246**

Dated this 18th day of April, 2001.

SEAWARD INVESTMENTS INC.


BY **KENNETH G. CHRISTIANSON, PRESIDENT**

40003
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAY 01 2001

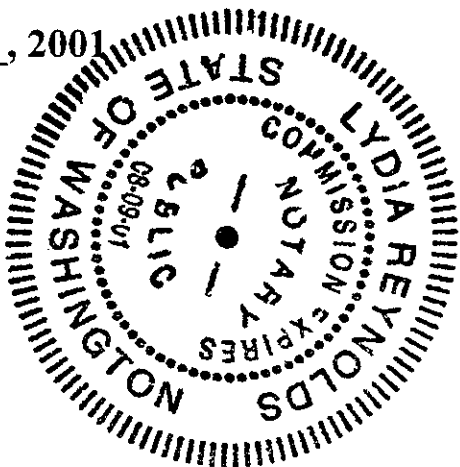
Amount Paid \$ **34,087.00**
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit }

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I certify that I know or have satisfactory evidence that **KENNETH G. CHRISTIANSON** 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 **President of SEWARD INVESTMENTS, INC.** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 18th, 2001




Lydia Reynolds

Notary Public in and for the State of Washington
Residing at **Mount Vernon**
My appointment expires: **August 9, 2001**

Exhibit A

Parcel "A":

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 187.45 feet East of the Northwest corner of said Section 29; thence running South parallel with the West line of said Section, 396 feet; thence West to the East line of the right-of-way of the Great Northern Railway Company; thence Northerly along said East line of said right-of-way to the North line of said Section; thence East to the point of beginning;

EXCEPT the North 30 feet conveyed to the City of Mount Vernon by instrument recorded April 16, 1908, under Auditor's File No. 67235, records of Skagit County, Washington;

AND EXCEPT that portion of said premises, if any, lying South of the North line of those premises conveyed to John T. Galyean, et ux, by Deed dated October 29, 1928, filed January 11, 1933, under Auditor's File No. 254307, and recorded in Volume 154 of Deeds, page 566.

Parcel "B":

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the Great Northern Railway right-of-way which is 396 feet, South of the North line of said Section; thence East 425 feet, more or less, to the West line of the East 190 feet of said subdivision; thence South along said West line 264 feet; thence West to the East line of the Great Northern Railway right-of-way; thence Northerly along said right-of-way line to the point of beginning;

EXCEPT that portion described as follows:

The East 265 feet of the South 100 feet of that portion of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 29, lying North of the North line of Hazel Street; and

ALSO EXCEPT that portion thereof, if any, lying within the right-of-way of South 6th Street along the East line thereof;

ALSO EXCEPT the South 30 feet thereof conveyed to the City of Mount Vernon by instrument recorded October 14, 1920, under Auditor's File No. 145294, records of Skagit County, Washington, for street purposes, now known as Hazel Street; and

FURTHER EXCEPT beginning at the intersection of the West line of the East 265 feet of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., and the North right-of-way margin of Hazel Street; thence North 0 degrees 18'07" East 20.00 feet along said West line; thence North 49 degrees 17'00" West 83.00 feet; thence North 0 degrees 18'07" East 33.00 feet; thence South 89 degrees 58'43" West 87.00 feet; thence South 0 degrees 18'07" West 49.00 feet; thence South 61 degrees 41'10" East 122.55 feet, more or less, to said North right-of-way margin of Hazel Street at a point bearing South 89 degrees 58'43" West 42.00 feet from the point of beginning; thence North 89 degrees 58'43" East 42.00 feet along said North margin to the point of beginning;

AND TOGETHER WITH the North 1/2 of that portion of said Hazel Street vacated May 26, 1965, by Mount Vernon City Ordinance No. 1483, being that portion of Hazel Street from the East boundary of the Great Northern (now Burlington Northern) Railway right-of-way 170 feet Eastward to the West line of Railroad Avenue, if extended Northerly.

Parcel "C":

That South 172.00 feet of the following described tract;

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said Section, which is 187.45 feet East of the Northwest corner thereof; thence South parallel with the West line of said Section, 396 feet; thence East parallel with the North line of said Section, 142.55 feet; thence North parallel with the West line of said Section to the North line thereof; thence West along said North line to the point of beginning;

EXCEPT the North 30 feet thereof known as Section Street conveyed to the City of Mount Vernon by instrument recorded April 16, 1908 under Auditor's File No. 67235, records of Skagit County, Washington;

AND EXCEPT that portion of said premises, if any, lying South of the North line of those premises conveyed to John T. Galyean, et ux, by Deed dated October 29, 1928, filed January 11, 1933, as Auditor's File No. 254307, and recorded in Volume 154 of Deeds, page 566;

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, and other interests of record.



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Parcel "D":

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 336 feet South of the Southeast corner of Lot 12, Block 1, Central Addition to Mount Vernon, according to the plat thereof, recorded in Volume 2 of Plats, page 103, records of Skagit County, Washington; thence West 166 feet to the East boundary line of that parcel conveyed to B.J. Henshaw by Warranty Deed recorded April 12, 1922, under Auditor's File No. 203153, records of Skagit County, Washington; thence South along said Ease line 90 feet; thence East 165 feet; thence North 90 feet to the point of Beginning;

EXCEPT that portion of said premises, if any, lying South of the North line of those premises conveyed to John T. Galyean, et ux, by Deed dated October 29, 1928, recorded January 11, 1933, under Auditor's File No. 254307, and recorded in Volume 154 of Deeds, page 566, records of Skagit County, Washington.



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Exhibit "B"

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Wm. Hayton and Nellie J. Hayton, husband and wife
Dated: April 21, 1927
Recorded: April 23, 1927
Auditor's No: 203154
Purpose: Ingress and egress
Area Affected: West 5 feet of Parcel "C" and the East 5 feet of Parcel "A"

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Dated: November 1930
Recorded: May 7, 1931
Auditor's No: 243165
Purpose: Sewer purposes
Area Affected: Undisclosed portion of Parcel "A"

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Dated: November 24, 1930
Recorded: May 7, 1931
Auditor's No: 243176
Purpose: Trunk sewer line
Area Affected: A 20 foot strip across the South end of Parcel "C"

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Dated: April 14, 1982
Recorded: April 20, 1982
Auditor's No: 8204200048
Purpose: Water line
Area Affected: A 20 foot strip across the subject property



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Exhibit "B" continued

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon and Keith S. Johnson, et ux
Dated: October 16, 1996
Recorded: October 16, 1996
Auditor's No: 9610160047
Purpose: Ingress and egress
Area Affected: South line of subject property

F. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Alfco, Inc.
Recorded: May 28, 1998
Auditor's No: 9805280137
For: Ingress, egress and utilities
Affects: East 30 feet of the North 194 feet of Parcel "A" (See copy attached)

G. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Alfco, Inc.
Recorded: May 28, 1998
Auditor's No: 9805280137
For: Utilities
Affects: "...any found service line...and no more than 10.00 feet in width..." (See copy attached)

H. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Alfco, Inc.
Recorded: May 28, 1998
Auditor's No: 9805280137
As Follows: "This Boundary Line Adjustment is not for The purpose of creating an additional building lot."

