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SUBJECT TO easements, restrictions and reservations of record.

Purchasers are aware that the south fence line borders or is on the Skagit County maintained ditch and/or flume line running from West Shore Drive, westerly to Bellingham Channel. The County has the right of ingress and egress to maintain said ditch and/or flume which is reflected in a recorded deed allowing the County five (5) feet access on either side of the ditch/flume. Said ditch was straightened by the County when the flume was installed and said fence follows this ditch line.

Parcel A:

That portion of Government Lot 5, Section 2, Township 35 North, Range 1 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the Northeast corner of said Government Lot 5; thence South 89°20' West along the North line of said Government Lot 5 a distance of 1047.05 feet to a point lying 3703.93 feet West of the East Quarter corner of Section 2; thence South 24°43'30" West along the West line of that certain tract of land conveyed to Charles Bush by Statutory Warranty Deed recorded under Auditor's File No. 50744B, records of Skagit County, Washington, a distance of 110.54 feet to the true point of beginning thence North 89°30' East a distance of 191.48 feet; thence South 15°33'18" West a distance of 430.69 feet; thence South 14°17' East a distance of 79 feet, more or less, to the fence line, being the North line of that certain tract of land conveyed to the Estate of Victor Surlingame by Court Judgment filed in the Skagit County Clerk's office under File No. 23861 on June 15, 1958; thence West along said fence line a distance of 500 feet, more or less, to the line of ordinary high tide at the shoreline of Bellingham Channel or to the government meander line, whichever is farther out; thence Northerly along said line a distance of 90 feet, more or less, to the South line of the North 480 Feet of said Government Lot 5, said point being also on the South line of a tract of land conveyed to Marie Cornell and Mildred Robertson by deed recorded under Auditor's File No. 60321B, records of Skagit County, Washington; thence North 89°30' East along said South line and parallel with the North line of said Government Lot 5 a distance of 300 feet, more or less, to the intersection with a line bearing South 24°43'30" West from the true point of beginning, said point being also the Southeast corner of said Cornell tract; thence North 24°43'30" East a distance of 420 feet to the true point of beginning;

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GILBERT A. MEYER, INC. P.A.  
ATTORNEYS  
COUNTY COURTHOUSE, W.A. 98201  
TELEPHONE 336-4444

9809010079

EX 1864PG0351



200105110137  
Skagit County Auditor

EXHIBIT

A

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EXCEPT that portion conveyed to Skagit County by deed recorded August 30, 1939; under Auditor's File No. 316530, records of Skagit County, Washington;

TOGETHER WITH tidelands of the second class situated in front of, adjacent to, or abutting upon the above described property.

Parcel B:

A non-exclusive easement for roadway and pole line over a strip of land 25 feet in width lying Westerly of the following described line:

Beginning at the East Quarter corner of said Section 2; thence North 88°25'12" West along the East-West centerline of said Section 2 a distance of 3701.93 feet to the true point of beginning of said line; thence South 26°48'18" West 530.56 feet

Parcel C:

A non-exclusive easement for access, roadway and utilities over a strip of land 20 feet in width lying South of the following described line:

Commencing at the Northeast corner of said Government Lot 5; thence South 0°54' East along the East line of said Government Lot 5 a distance of 562.92 feet to the true point of beginning of said line; thence South 89°41'22" West a distance of 1000 feet, more or less, to the East line of the hereinabove described main tract.

All situated in Skagit County, Washington.

9809010079

EX 1864 PG 0352



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Skagit County Auditor