

AFTER RECORDING MAIL TO:

Kathy Ibrandtsen  
5721 Capricorn Lane  
Bow, WA 98232



200203040157

Skagit County Auditor

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Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00568-02

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

5100376

Grantor(s): Terminal Cold Storage  
Grantee(s): Kathy S. ~~Ibrandtsen~~ Isbrandtsen  
Abbreviated Legal:  
A ptn of NW1/4 of SE1/4, 34-36-3 E W.M.  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 360334-4-002-0200

General Partnership  
THE GRANTOR Terminal Cold Storage, a Washington ~~Corporation~~ for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kathy S. ~~Ibrandtsen xxx Single Person~~ the following described real estate, situated in the County of Skagit, State of Washington

\*Isbrandtsen, a married woman, as her  
separate property  
A ptn of NW1/4 of SE1/4, 34-36-3 E W.M.

See Exhibit "B" as hereto attached for full legal description

SUBJECT TO EXHIBIT "A" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF

Dated 2-27-2002

Terminal Cold Storage

By: Lowell Dayton, General Partner

#874  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 04 2002

Amount Paid \$ 1,900.38  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF \_\_\_\_\_ }  
County of \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that \_\_\_\_\_

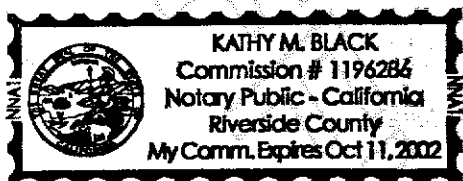
is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument on oath and stated that he/she/they is/are authorized to execute the instrument and acknowledge it as the General Partner of Terminal Cold Storage as the free and voluntary act of such party for the uses and purposes mentioned in this instrument.  
Dated: \_\_\_\_\_

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California  
County of Riverside  
On February 27, 2002 before me, Kathy M. Black  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Lowell Dayton  
Name(s) of Signer(s)

☐ personally known to me – OR – ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Kathy M. Black  
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_



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EXHIBIT "A"

Schedule "B-1"

S-100376

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Right to build, construct and maintain an electric pole line  
In Favor Of: Puget Sound Power and Light Company  
Recorded: October 18, 1926  
Auditor's No.: 197965, Volume 141 of Deeds, page 489  
Affects: West 25 feet of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 34, Township 36 North, Range 3 East, W.M.

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Pipe line  
In Favor Of: Blanchard-Edison Water Association, a corporation  
Recorded: June 20, 1957  
Auditor's No.: 552777  
Affects: A portion of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and a portion of the South 495 feet of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 34, Township 36 North, Range 3 East, W.M., exact width and location therein not disclosed on the record

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Kenneth P. Smith, an unmarried man  
Purpose: For ingress, egress and utilities  
Area Affected: The Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and of the West 12.5 feet of the South 115 feet of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , Section 34, Township 36 North, Range 3 East, W.M.  
Dated: February 25, 1998  
Recorded: March 2, 1998  
Auditor's No.: 9803020160

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Larry G. Mowrer and Jeannette E. Mowrer, husband and wife  
Purpose: A non-exclusive easement for ingress and egress and utilities  
Area Affected: The West 25 feet of the South 115 feet of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 34  
Dated: April 27, 2001  
Recorded: May 18, 2001  
Auditor's No.: 200105180129

- Continued -



EXHIBIT "A"

Schedule "B-1"

S-100376

EXCEPTIONS CONTINUED:

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Terminal Cold Storage, a Washington limited partnership, and their successors and assigns

Purpose: For the construction, installation, repair and maintenance of a septic tank and drainfield

Area Affected: Beginning at the Southwest corner of said Northwest ¼ of the Southeast ¼ of said Section 34; thence North 00°42'54" East along the West line thereof a distance of 115.01 feet; thence South 89°53'42" East a distance of 197.51 feet; thence North a distance of 70.40 feet; thence South 85°10'08" East a distance of 129.72 feet to the true point of beginning; thence South 15°59'32" East a distance of 110.30 feet; thence South 06°59'32" East a distance of 44.08 feet; thence North 83°00'28" East a distance of 81.00 feet; thence North 06°59'32" West a distance of 47.00 feet; thence South 83°00'28" West a distance of 71.34 feet; thence North 15°59'32" West a distance of 105.12 feet; thence North 85°10'08" West a distance of 10.70 feet to the true point of beginning.

Dated: January 14, 2002

Recorded: January 16, 2002

Auditor's No.: 200201160012

NOTE: Said instrument replaces and supercedes Easement recorded under Auditor's File No. 200111090090.

F. ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Lowell Dayton

And: Skagit County Permit Center

Recorded: November 20, 2001

Auditor's No.: 200111200101

G. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Larry G. Mowrer and Jeannette E. Mowrer

And: Terminal Cold Storage, Inc.

Dated: January 16, 2002

Recorded: January 24, 2002

Auditor's No.: 200201240197

Regarding: Road Maintenance Agreement



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LPB-TV

## EXHIBIT "B"

Schedule "A-1"

S-100376

### DESCRIPTION:

That portion of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 34, Township 36 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of said Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 34;  
thence North  $00^{\circ}42'54''$  East along the West line thereof a distance of 115.01 feet;  
thence South  $89^{\circ}53'42''$  East a distance of 197.51 feet to the true point of beginning;  
thence North a distance of 70.40 feet;  
thence South  $85^{\circ}10'08''$  East a distance of 310.42 feet;  
thence South  $00^{\circ}58'16''$  West a distance of 159.85 feet;  
thence North  $89^{\circ}53'42''$  West a distance of 308.04 feet;  
thence North  $00^{\circ}42'54''$  East a distance of 115.01 feet to the true point of beginning.

SUBJECT TO AND TOGETHER WITH access and utility easement described as follows:

All that portion of the Southeast  $\frac{1}{4}$  of Section 34, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Southeast  $\frac{1}{4}$  of Section 34;  
thence North  $00^{\circ}42'54''$  East along the West line thereof a distance of 65.37 feet to the North line of the Bow Hill County Road, said point being the true point of beginning;  
thence continuing North  $00^{\circ}42'54''$  East a distance of 1,265.83 feet;  
thence South  $89^{\circ}53'42''$  East a distance of 6.47 feet;  
thence North  $01^{\circ}05'49''$  East a distance of 315.33 feet to the beginning of a tangent curve to the right having a radius of 65.00 feet;  
thence Northeasterly along the arc of said curve passing through a central angle of  $93^{\circ}48'11''$  for an arc distance of 106.42 feet;  
thence South  $85^{\circ}06'00''$  East a distance of 263.28 feet;  
thence South  $04^{\circ}54'00''$  West a distance of 20.00 feet;  
thence North  $85^{\circ}06'00''$  West a distance of 81.53 feet;  
thence South  $02^{\circ}46'24''$  West a distance of 10.01 feet to Reference point "A";  
thence North  $85^{\circ}06'00''$  West a distance of 182.12 feet to the beginning of a tangent curve to the left having a radius of 35.00 feet;  
thence Southwesterly along the arc of said curve passing through central angle of  $93^{\circ}48'11''$  for an arc distance of 57.30 feet;  
thence South  $01^{\circ}05'49''$  West a distance of 199.78 feet;  
thence South  $89^{\circ}53'42''$  East a distance of 0.25 feet;

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## EXHIBIT "B"

Schedule "A-1"

S-100376

### DESCRIPTION CONTINUED:

thence South  $00^{\circ}42'54''$  West a distance of 115.01 feet;  
thence North  $89^{\circ}53'42''$  West a distance of 12.50 feet;  
thence South  $00^{\circ}42'54''$  West a distance of 1,273.45 feet to a point on said North line of the Bow Hill County Road, said point lying on a non-tangent curve to the right having a radius of 1,061.35 feet the center of which bears North  $16^{\circ}23'36''$  East;  
thence Northwesterly along the arc of said curve passing through a central angle of  $01^{\circ}24'24''$  for an arc distance of 26.06 feet to the true point of beginning;

AND ALSO SUBJECT TO AND TOGETHER WITH access and utility easement described as follows:

Beginning at Reference point "A";  
thence South  $02^{\circ}46'24''$  West a distance of 51.30 feet;  
thence South  $07^{\circ}13'26''$  East a distance of 47.57 feet;  
thence South  $07^{\circ}10'59''$  West a distance of 83.51 feet;  
thence North  $87^{\circ}33'42''$  West a distance of 179.80 feet to the beginning of a tangent curve to the left having a radius of 35.00 feet;  
thence Southwesterly along the arc of said curve passing through a central angle of  $91^{\circ}20'29''$  for an arc distance of 55.80 feet;  
thence North  $01^{\circ}05'49''$  East a distance of 65.84 feet;  
thence South  $87^{\circ}33'42''$  East a distance of 151.90 feet to the beginning of a tangent curve to the left having a radius of 40.00 feet;  
thence Northeasterly along the arc of said curve passing through a central angle of  $85^{\circ}15'19''$  for an arc distance of 59.52 feet;  
thence North  $07^{\circ}10'59''$  East a distance of 15.29 feet;  
thence North  $07^{\circ}13'26''$  West a distance of 46.40 feet;  
thence North  $02^{\circ}46'24''$  East a distance of 55.04 feet;  
thence South  $85^{\circ}06'00''$  East a distance of 30.02 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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