



200208210073

Skagit County Auditor

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AFTER RECORDING MAIL TO:

JOHN A. NORDEEN, PEGGY A. NORDEEN
2514 OAKES AVE
ANACORTES, WA. 98221
A69925

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

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

A69925E

THE GRANTOR RODNEY A. OVERHOLT and ELISABETH M. OVERHOLT, HUSBAND AND WIFE for and in consideration of Ten Dollars and other valuable consideration and as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to JOHN A. NORDEEN and PEGGY A. NORDEEN, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

See Exhibit A attached hereto and made a part hereof. Lot(s) 8,9 - Ptn 10, Block 1, Ptn. Tracts 1 & 2, Plate 7 of NORTHERN PACIFIC ADDN TO ANACORTES

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey."

3839
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 21 2002

Amount Paid \$ 6230.00
Skagit Co. Treasurer
By *Jr* Deputy

Assessor's Property Tax Parcel Account Number(s): 3809-001-010-0003 P58138, 350123-0-002-0900 P31695, 350123-0-016-0300 P100922

Dated August 19, 2002.

Rodney A. Overholt

RODNEY A. OVERHOLT

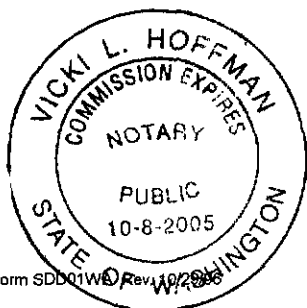
Elisabeth M. Overholt

ELISABETH M. OVERHOLT

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss

I certify that I know or have satisfactory evidence that RODNEY A. OVERHOLT and ELISABETH M. OVERHOLT are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-20-02



Vicki L. Hoffman

Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-05

Exhibit A

Parcel "A":

Lots 8 and 9 and the East 1/2 of Lot 10, Block, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

Parcel "B":

That portion of the Burlington Northern Railroad right-of-way designated as Northern Pacific Railroad on the plat map of "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of Block 1 of said Plat; thence North 21 degrees 36'44" West along the Westerly line of said Block 1; a distance of 163.00 feet to the Northwest corner of said Block 1; thence North 71 degrees 49'17" East along the Northerly line of said Block 1, a distance of 75.14 feet to the true point of beginning; thence North 21 degrees 36'44" West, a distance of 142.03 feet; thence North 71 degrees 17'58" East, a distance of 75.10 feet; thence South 21 degrees 36'44" East, a distance of 142.71 feet to a point on the Northerly line of said Block 1; thence South 71 degrees 49'17" West along the Northerly line of said Block 1, a distance of 75.13 feet to the true point of beginning.

Parcel "C":

That portion of the following described Tract "RR" which lies between the Northwesterly extensions of the Southwesterly and Northeasterly lines of that certain tract of land conveyed to Norman E. Thompson, et ux, by that certain Quit Claim Deed recorded June 29, 1988 as Auditor's File No. 8806290027.

Tract "RR":

Tracts 1 and 2, Plate 7 in Section 14, Township 35 North, Range 1 East, W.M., and all that part of Tract 1, Plate 7 in Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Commencing at the initial point of said Tract 1 of Section 23; thence West 305 feet; thence South 70 degrees 44' West 855 feet; thence South 23 degrees East 112 feet; thence North 69 degrees 10' East 136 feet; thence North 70 degrees 53' East 533.5 feet; thence North 73 degrees 12' East 444 feet; thence North 17 degrees 45' East 32 feet to beginning.

EXCEPTING and excluding from said Tracts 1 and 2, Plate 7, said Section 14 and said described portion of Tract 1, Plate 7, Section 23, and all that part thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Commencing at the initial point of Tract 1, Plate 7, said Section 23; thence South 17 degrees 45' West, 32 feet; thence South 73 degrees, 12' West 444 feet; thence South 70 degrees, 53' West, 533 5/10 feet; thence South 69 degrees, 10' West 136 feet; thence North 22 degrees, no minutes West, 40 feet; thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described; thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North 17 degrees, 45' East, 66 feet from the initial point of Lot 1, Tract 1, Section 23; thence South 17 degrees 45' West, 66 feet to the place of beginning.

(Said tract partially or wholly adjoins Lots 10, 11 and 12 in Block 1 "NORTHERN PACIFIC ADDITION TO ANACORTES" in Volume 2 of Plats, page 9, records of Skagit County, Washington).

Parcel "D":

That portion of the following described Tract "RR" which lies between the Northwesterly extensions of the Southwesterly and Northeasterly extensions of the Southwesterly and Northeasterly lines of that certain tract of land conveyed to Paul R. Smith, et ux, by that certain Quit Claim Deed recorded July 21, 1988 as Auditor's File No. 8807210019.

Tract "RR":



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Tracts 1 and 2, Plate 7 in Section 14, Township 35 North, Range 1 East, W.M., and all that part of Tract 1, Plate 7 in Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Commencing at the initial point of said Tract 1 of Section 23; thence West 305 feet; thence South 70 degrees 44' West 855 feet; thence South 23 degrees East 112 feet; thence North 69 degrees 10' East 136 feet; thence North 70 degrees 53' East 533.5 feet; thence North 73 degrees 12' East 444 feet; thence North 17 degrees 45' East 32 feet to beginning.

EXCEPTING and excluding from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1, Plate 7, Section 23, and all that part thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Commencing at the initial point of Tract 1, Plate 7, said Section 23; thence South 17 degrees, 45' West, 32 feet; thence South 73 degrees, 12' West 444 feet; thence South 70 degrees, 53' West, 533 5/10 feet; thence South 69 degrees, 10;' West 136 feet; thence North 22 degrees, no minutes West, 40 feet; thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described; thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North 17 degrees, 45' East, 66 feet from the initial point of Lot 1, Tract 1, Section 23; thence South 17 degrees, 45' West, 66 feet to the place of beginning.

(Said tract partially or wholly adjoins Lots 8, 9 and 10 in Block 1 "NORTHERN PACIFIC ADDITION TO ANACORTES" in Volume 2 of Plats, page 9, records of Skagit County, Washington).



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