

AFTER RECORDING MAIL TO:
City of Mount Vernon
P.O. Box 809
Mount Vernon, WA 98273



200212060018
Skagit County Auditor
12/6/2002 Page 1 of 3 9:01AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-98358-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Benjamin Ackermann, Geraldine Ackermann
Grantee(s): City of Mount Vernon
Abbreviated Legal: a ptn of NE 1/4 of NW 1/4 & of NW 1/4 of NE 1/4, 30-34-4 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340430-0-015-0201/P28793, 340430-0-017-0001/P28795, 340430-0-303-0004/P29165, 340430-0-303-0103/P29166, 340430-1-017-0003/P29233

THE GRANTOR BENJAMIN ACKERMANN and GERALDINE ACKERMANN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CITY OF MOUNT VERNON the following described real estate, situated in the County of Skagit , State of Washington: See Attached Exhibit A

Subject to: Any question which may arise regarding the location of the fence line marking the Westerly boundary of the subject property. Said fence line being an impermanent.

5091
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 4th day of December, 2002

By Benjamin Ackermann By _____
Benjamin Ackermann

DEC 06 2002

By Geraldine Ackermann By _____
Geraldine Ackermann

Amount Paid \$ 0
Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Benjamin Ackermann & Geraldine Ackermann is the person ^s who appeared before me, and said person ^s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: December 5th, 2002

Carrie Huffer
Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003

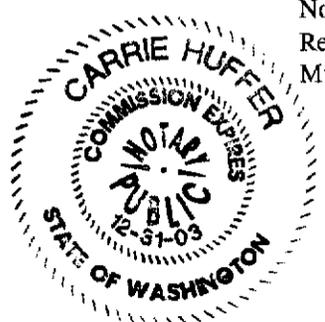


Exhibit A

PARCEL "A":

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 34 North, Range 4 East, W.M., lying Southeasterly of the new County road as conveyed to Skagit County by Deed recorded under Auditor's File No. 605291, and lying Northerly of the Old Britt's Slough Road,

EXCEPT that portion thereof lying Northerly of the following described line:

Beginning at a point 309.56 feet North of the Southeast corner of said Northeast 1/4 of the Northwest 1/4, which point is the Southeast corner of that certain tract of land conveyed to the City of Mount Vernon by Deed dated August 27, 1947 and recorded September 17, 1947, under Auditor's File No. 408866;

thence West along the South line of said tract of land conveyed to the City of Mount Vernon, a distance of 541.95 feet to the Southwest corner of said City tract and the terminus of said line,

ALSO EXCEPT the East 120 feet (as measured at right angles to the East line of said Northeast 1/4 of the Northwest 1/4) of the following described tract:

Beginning at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 34 North, Range 4 East, W.M., and running thence North along the East line thereof, a distance of 313.5 feet (19 rods); thence in a Southwesterly direction to a point on the South line of said Northeast 1/4 of the Northwest 1/4, that is 693 feet (42 rods) West of the Southeast corner of said Northeast 1/4 of the Northwest 1/4; thence East along the South line of said subdivision to the point of beginning,

ALSO EXCEPT ditch and dike rights of way, if any.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., lying Westerly of the Dike Road (Old Britt's Slough Road) and South of the Westerly extension of the South line of Lot 10, Block 24, "PLAT OF THE SOUTHERN ADDITION TO MT. VERNON", as per plat recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., lying between the Westerly line of the dike road (Old Britt's Slough Road, also shown as First Street in the Plat of Southern Addition to Mount Vernon), and the Easterly line of the property of the City of Mount Vernon as conveyed under Auditor's File No. 408866, as marked by a line fence in the filled portion of Britt's Slough as referred to and located on the ground on March 2, 1961, date of deed to Jean C. Aikman, a widow, and between the Westerly projection of the North line of Lot 3 and the South line of Lot 10, both projected West of Block 24 of the "PLAT OF THE SOUTHERN ADDITION TO MT. VERNON", as per plat recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington,

EXCEPT that portion thereof lying within the boundaries of the new Britt's Slough Road,

AND ALSO EXCEPT ditch and dike rights of way.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

The East 120 feet of that portion of the following described property lying North of the County Road.

BA *ga*



Beginning at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 34 North, Range 4 East, W.M., and running North along the East line thereof a distance of 313.5 feet; thence in a Southwesterly direction to a point on the South line of said Northeast 1/4 of the Northwest 1/4, that is 693 feet West from the point of beginning; thence East to the place of beginning, EXCEPT County Road.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

A tract of land in the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 34 North, Range 4 East, W.M., more particularly described as follows:

Beginning at a point 309.56 feet North of the Southeast corner of said Northeast 1/4 of the Northwest, 1/4 which point is the Southeast corner of a tract of land conveyed to the City of Mount Vernon by deed recorded September 17, 1947, under Auditor's File No. 408866; thence North along the East line of said City tract, a distance of 180 feet, more or less, to a point on the Southerly right of way line of Britt Slough Road No. CXVII Revision; thence Southwesterly along the Southeasterly right of way line of said road to a point on the South line of said City tract; thence East along said South line, a distance of 120 feet, more or less, to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities of the West 20 feet of that portion of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., lying between the Westerly line of the dike road (Old Britt's Slough Road, also shown as First Street in the Plat of Southern Addition to Mount Vernon), and the Easterly line of the property of the City of Mount Vernon as conveyed by Auditor's File No. 408866, as marked by a line fence in the filled portion of Britt's Slough as referred to and located on the ground on March 2, 1961, date of deed to Jean C. Aikman, a widow, and between the Westerly projection of the North line of Lot 3 and the South line of Lot 10, both projected West of Block 24 of the Plat of Southern Addition to Mount Vernon, as per plat recorded in Volume 2 of Plats, page 110, records of Skagit County, EXCEPT that portion thereof lying within the boundaries of the New Britt's Slough Road AND ALSO EXCEPT ditch and dike rights-of-ways.

Situate in the County of Skagit, State of Washington.

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