



200212090221
Skagit County Auditor

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Return Address:

Land Title Company
P.O. Box 445
Burlington, WA 98233
LAND TITLE COMPANY OF SKAGIT COUNTY

D103762E

Document Title(s) (or transactions contained therein):

1. Warranty Fulfillment Deed
- 2.

Reference Number(s) of Documents assigned or released:

798528

on page of _____ of document

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Grantor(s) (Last name, First, Middle Initial)

1. Lloyd V. Holmes
2. Rowena M. Holmes
- 3.
4. _____ Additional names on page _____ of document.

DEC 09 2002

Amount Paid \$
Skagit Co. Treasurer
By _____ Deputy

Grantee(s) (Last name, First, Middle Initial)

1. Alvin R. Aiken
2. Eleanor E. Aiken
3. Michael P. Aiken
4. ~~XX~~
Marcia A. Aiken

Legal description: (Lot, block, plat name, section-township-range)

ptn NW $\frac{1}{4}$ NW $\frac{1}{4}$ 17-34-4 E W.M.

_____ Additional legal is on page _____ of document.

Assessor's Property Tax Parcel Account Number(s):

P25612

WARRANTY FULFILLMENT DEED

THE GRANTORS, LLOYD V. HOLMES and ROWENA M. HOLMES, husband and wife, for and in consideration of the sum of ONE DOLLAR (\$1.00) in hand paid, convey and warrant to ALVIN R. AIKEN and ELEANOR E. AIKEN, husband and wife, and MICHAEL P. AIKEN and MARCIA A. AIKEN, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

That certain tract of land listed and described on Exhibit "A" attached hereto and by reference made a part hereof.

SUBJECT TO THE FOLLOWING:

- a. Perpetual right and easement to Puget Sound Power and Light Company, a corporation, its successors and assigns to construct, reconstruct, maintain and operate transmission line upon said premises.
- b. Pipeline easement of record in favor of Cascade Natural Gas Corporation.
- c. Easement of record and for the purposes stated therein, in favor of Joseph S. Warner and Jacqueline A. Warner, husband and wife.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, bearing even date herein, and conditioned for the conveyance of the above described real estate, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

DATED this 25th day of March, 1974.

Lloyd V. Holmes
Lloyd V. Holmes

Rowena M. Holmes

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me LLOYD V. HOLMES and ROWENA M. HOLMES, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30th day of March, 1974.

Notary Public in and for the State of
Washington, residing at Mount Vernon.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 29 1974

Amount Paid \$ 1650⁰⁰
Edward W. Janson, Co. Treas.
By *[Signature]* Deputy.

20021308032

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PARCEL (A)

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE STATE HIGHWAY RIGHT OF WAY ALONG THE WEST SIDE OF SAID SECTION 17, WHICH IS 858 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 17; THENCE NORTH ALONG THE EAST LINE OF SAID HIGHWAY RIGHT OF WAY 99.56 FEET; THENCE EAST TO THE WEST LINE OF THE OLD RIGHT OF WAY OF THE PACIFIC NORTHWEST TRACTION COMPANY; THENCE SOUTH 99.56 FEET; THENCE WEST TO THE POINT OF BEGINNING; EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE STATE HIGHWAY RIGHT OF WAY ALONG THE WEST SIDE OF SAID SUB-DIVISION 858 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 17; THENCE NORTH ALONG THE EAST LINE OF SAID HIGHWAY RIGHT OF WAY 99.56 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 140 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID HIGHWAY RIGHT OF WAY 95 FEET; THENCE WEST TO A POINT ON THE EAST LINE OF SAID HIGHWAY RIGHT OF WAY WHICH IS 95 FEET SOUTH OF THE TRUE POINT OF BEGINNING; THENCE NORTH ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.

PARCEL (B)

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE STATE HIGHWAY RIGHT OF WAY ALONG THE WEST SIDE OF SAID SECTION 17, WHICH IS 858 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 17; THENCE SOUTH 132.75 FEET ALONG SAID HIGHWAY RIGHT OF WAY LINE; THENCE EAST TO THE WEST LINE OF THE OLD RIGHT OF WAY OF THE PACIFIC NORTHWEST TRACTION CO.; THENCE NORTH ALONG SAID PACIFIC NORTHWEST TRACTION CO. RIGHT OF WAY LINE 132.75 FEET; THENCE WEST TO THE PLACE OF BEGINNING.

PARCEL (C)

THAT PORTION OF THE ABANDONED PUGET SOUND & CASCADE RAILWAY CO. RIGHT OF WAY IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST LINE OF THE ABANDONED PUGET SOUND & CASCADE RAILWAY CO. RIGHT OF WAY; THENCE NORTH ALONG THE WEST LINE OF SAID ABANDONED RIGHT OF WAY A DISTANCE OF 232.31 FEET, MORE OR LESS, TO THE SOUTH LINE OF THAT CERTAIN TRACT CONVEYED TO HIGHLAND PACIFIC DAIRY INC., A WASHINGTON CORPORATION, BY DEED DATED JULY 21, 1959 AND RECORDED AUGUST 7, 1959, UNDER AUDITOR'S FILE NO. 584116; THENCE EAST ALONG THE SOUTH LINE OF SAID HIGHLAND PACIFIC DAIRY INC. TRACT A DISTANCE OF 10 FEET TO THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED JUNE 26, 1958, UNDER AUDITOR'S FILE NO. 567036; THENCE SOUTH ALONG SAID WEST LINE OF THE CITY OF MOUNT VERNON TRACT TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE WEST 10 FEET TO THE POINT OF BEGINNING.

