



200301230198
Skagit County Auditor

1/23/2003 Page 1 of 3 3:39PM

RETURN TO:

PORT OF SKAGIT COUNTY
P.O. BOX 348
BURLINGTON, WA 98233

104709

LAND TITLE COMPANY OF SKAGIT COUNTY

Document Title: Statutory Warranty Deed

Reference number of documents assigned or released: N/A

Grantor: W. David Bedingfield and Gloria Bedingfield (a/k/a Gloria Soto)

Grantee: Port of Skagit County, a Washington municipality

Partial Legal Description: (full legal on deed)

Ptn Gov. Lot 5, 25-34-2 E W.M. & ptn Gov. Lot 1&3, 6-34-2 E W.M.

Assessor's Parcel/Tax I.D. Number: 340225-0-023-0002/P20732 340236-0-004-0002/P20863

STATUTORY WARRANTY DEED

The Grantors, W. David Bedingfield and Gloria Bedingfield aka Gloria Soto, husband and wife, for and in the consideration of Ten Dollars (\$10) and other consideration in hand paid, conveys and warrants to Grantee, the Port of Skagit County, a Washington municipality, following described real estate located in LaConner, Washington, Skagit County:

SEE EXHIBIT "A" ATTACHED HERETO.

SUBJECT TO:

A. Reservations contained in deed from L.A. Conner Company, a corporation of Washington, recorded November 2, 1936, in Volume 170 of Deeds, page 453, under Auditor's File No. 283992; AND

B. The easement for road purposes dated December 6, 1951, and recorded December 12, 1951, under Auditor's File No. 469235.

Dated this 21 day of January, 2003.

W. David Bedingfield (Signature)

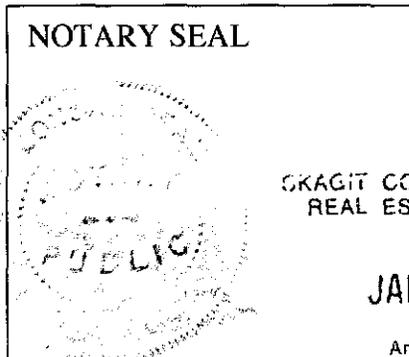
Gloria Bedingfield aka Gloria Soto (Signature)

STATE OF MARYLAND)
) SS
COUNTY OF Baltimore)

Gloria Soto (Signature)

On this day personally appeared before me W. David Bedingfield and Gloria Bedingfield aka Gloria Soto to me known to be the individuals who executed the within and foregoing instrument and acknowledged that they signed the same as a free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 21st day of January, 2003.



Bonsal Beam (Signature)

Notary Public in and for the State of Maryland
Residing at 5119 Roland Ave, Baltimore MD
Printed Name: BONSAI BEAM 2120

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

341
JAN 23 2003

Amount Paid \$ 2375.00
Skagit Co. Treasurer
By Deputy



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EXHIBIT A

Those portions of Government Lot 5 in Section 25, and of Government Lot 1 in Section 36, all in Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point in the North line of said Lot 5 which is 450.25 feet West of the Northeast corner thereof;
thence South parallel with the East line of said lots, 1,935 feet, more or less, to the North line of the main drainage ditch of Drainage District No. 15;
thence West along said ditch line 614.25 feet, more or less, to the center of a slough;
thence following the center of said slough North 2°52' East 300 feet;
thence North 14°16' West 250 feet;
thence North 30°57' East 70 feet;
thence North 61°57' East 197.8 feet, more or less, to a point 900.5 feet West of the East line of Section 25 and 695 feet North of the North line of the main drainage ditch;
thence North parallel with the East line of Section 25, a distance of 1,240 feet, more or less, to the North line of Lot 5;
thence East 450.25 feet to the point of beginning,

EXCEPT the West 91.93 feet of that portion thereof lying North of the aforementioned slough,

AND ALSO EXCEPT the following described tract:

Beginning at the Northeast corner of said Government Lot 5;
thence South along the East line of said Sections 25 and 36 a distance of 1,935 feet, more or less, to the North right of way line of Drainage District No. 15 main ditch;
thence North 89°33'21" West along the North line of said ditch a distance of 807.8 feet, said point being the true point of beginning;
thence continue North 89°33'21" West along said North line a distance of 256.7 feet, more or less, to the centerline of a slough, as the same existed on December 3, 1945;
thence following the centerline of said slough North 2°52' East a distance of 300 feet;
thence North 14°16' West 250 feet;
thence North 30°57' East 70 feet;
thence North 61°57' East 197.8 feet, more or less, to a point that is 900.5 feet West of the East line of said Government Lot 5 of Section 25 and 695 feet North of the North line of said main drainage ditch;
thence North to a point on the North bank of said slough, which is 1,200 feet South of the North line of said Lot 5 and 900.5 feet West of the East line of said lot;
thence continue Easterly along the bank of said slough to a point North 0°00'15" West from the true point of beginning;
thence South 0°00'15" East a distance of 815.66 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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