



200303140201
Skagit County Auditor

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RETURN TO:

LAW OFFICE

of

BRADFORD E. FURLONG, P.S.
825 CLEVELAND AVENUE
MOUNT VERNON, WASHINGTON 98273
(360) 336-6508

PIC 3317
LAND TITLE COMPANY OF SKAGIT COUNTY

Document Title: Statutory Warranty Deed With Boundary Line Adjustment

Reference number of documents assigned or released: N/A

Grantor: Henry Van Pelt, as his separate property

Grantee: Port of Skagit County, a Washington municipal corporation

Partial Legal Description: (Full legal attached to deed as Exhibit "A.")

A ptn of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, 3-34-3 E. W.M.

Assessor's Parcel/Tax I.D. Number: 340303 4 001 0300/P119974

Exhibit "A"

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 3, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northeast corner of said Section 3 as shown on Skagit Regional Airport Binding Site Plan, Phase 2, Division 1, as approved January 22, 2002 and recorded January 22, 2002, under Skagit County Auditor's File No. 200201220163; thence South $0^{\circ}18'24''$ West, along the East line of said section, (called South $0^{\circ}16'51''$ West on said Skagit County Short Plat No. 96-012), 2,725.88 feet to the East 1/4 corner of said section (also being the Southeast corner of said Lot 4, Skagit County Short Plat No. 96-012);

thence North $88^{\circ}19'14''$ West, along the East-West centerline of said section, 747.19 feet to a point on the Southeasterly line of the Southeast Runway Protection Zone for Runway 10/28 and being the TRUE POINT OF BEGINNING;

thence continue North $88^{\circ}19'14''$ West along said East-West centerline 570.34 feet, more or less, to the Northwest corner of said Northeast 1/4 of the Southeast 1/4;

thence South $0^{\circ}14'21''$ West along the West line of said subdivision 760.22 feet, more or less, to the Northeast angle point of Tract "B", said Skagit Regional Airport Binding Site Plan, also being a point on said Southeasterly line of the Runway Protection Zone at a point bearing South $37^{\circ}38'02''$ West from the TRUE POINT OF BEGINNING;

thence North $37^{\circ}38'02''$ East along said Southeasterly line 938.84 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO a non-exclusive easement for storm water conveyance (both existing and future), and maintenance thereof, under and across a portion of the above described parcel being more particularly described as follows:

BEGINNING at the Northeast corner of the above described parcel; thence North $88^{\circ}19'14''$ West along the North line thereof, also being the East-West centerline of said Section 3, 150.00 feet; thence South $25^{\circ}20'36''$ East, 136.30 feet, more or less, to the Southeasterly line of the above described parcel at a point bearing South $37^{\circ}38'02''$ West from the POINT OF BEGINNING; thence North $37^{\circ}38'02''$ West, 150.00 feet, more or less, along said Southeasterly line to the POINT OF BEGINNING.

This easement is limited to the installation, maintenance and use of surface water drainage facilities that are constructed underground or at or below existing grade. Such facilities shall not be designed or used to store, retain or detain surface water and shall be designed, maintained and used solely to cause the flow of surface water across the property.



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This easement is appurtenant to and shall run with following described property ("Benefited Property").

Parcel "A":

Lots 1A, 1B, 1C, 1D, 1E, 1F, 1G, and 1H, "BAY RIDGE BUSINESS PARK BINDING SITE PLAN, BSP NO. 00-0154, PHASE I," as recorded October 29, 2001, under Auditor's File No. 200110290120, and being a portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 3, Township 34 North, Range 3 East, W.M.

Parcel "B":

Lots 2, 3 and 4, Short Plat No. 96-012, approved October 2, 1996 and recorded October 11, 1996 in Volume 12 of Short Plats, pages 155 and 156, under Auditor's File No. 9610110054, and being a portion of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 3, Township 34 North, Range 3 East, W.M.

Parcel "C":

All lands lying within the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 34, Township 35 North, Range 3 East, W.M.

The owner(s) of the Benefited Property shall: (a) obtain all federal, state and local permits before installing any drainage facilities; (b) comply with all applicable federal, state and local laws and regulations related to the installation, maintenance and use of such drainage facilities; and (c) shall indemnify and hold harmless any owner of the servient tenement for any claim of damages by a third person or from any regulatory penalty (including the cost of any corrective action imposed by a governmental entity or court) due to the installation, maintenance or use of this easement.

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

The above-described parcel will be combined or aggregated with contiguous property to the West owned by the grantee.



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