



200312310101  
Skagit County Auditor

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**AFTER RECORDING MAIL TO:**

Name FATIO - MT Vernon Escrow

Address PO Box 11667

City / State MT. Vernon, WA 98273

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

1. 8W0
- 2.
- 3.
- 4.



**First American Title Insurance Company**

76084-1

(this space for title company use only)

**Reference Number(s) of Documents assigned or released:**

Additional numbers on page \_\_\_\_\_ of document

**Grantor(s):** (Last name first, then first name and initials)

1. Skagit County Dive District #3
- 2.
- 3.
- 4.
5.  Additional names on page \_\_\_\_\_ of document

**Grantee(s):** (Last name first, then first name and initials)

1. City of MT Vernon
- 2.
- 3.
- 4.
5.  Additional names on page \_\_\_\_\_ of document

**Abbreviated Legal Description as follows:** (i.e. lot/block/plat or section/township/range/quarter/quarter)

Sec 30, Twn 34, R 4; Ptn NE 1/4 of NW 1/4

Complete legal description is on page \_\_\_\_\_ of document

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

P29206 H+I

**NOTE:** The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

## STATUTORY WARRANTY DEED

Assessor's Tax Parcel Nos.: P29206 H & I

THE **GRANTOR**, SKAGIT COUNTY DIKE DISTRICT NO. 3, a municipal corporation of the State of Washington, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, grants, conveys and warrants to **GRANTEE**, THE CITY OF MOUNT VERNON, a municipal corporation, the following described real estate, situated in the County of SKAGIT, State of Washington:

**Parcel "H": Rights established to that certain strip of land in the Northwest ¼ of the Northeast ¼ of Section 30, Township 34 North, Range 4 East, W. M., conveyed to Skagit County for diking purposes by that certain Deed recorded October 24, 1894, as Auditor's File No. 20565, in Volume 30 of Deeds, Page 195, EXCEPT those portions thereof, if any, lying within City of Mount Vernon road rights-of-way commonly known as First Street and Hazel Street. ALSO EXCEPT that portion lying within the present bed of the Skagit River.**

**Parcel "I": Rights established to that certain strip of land in the North ½ of the Northwest ¼ of Section 30, Township 34 North, Range 4 East, W. M., conveyed to Diking District No. 3, for diking purposes by that certain Deed recorded January 19, 1910, as Auditor's File No. 77342, in Volume 65 of Deeds, Page 225. EXCEPT road rights-of-way, if any. ALSO EXCEPT that portion lying within the present bed of the Skagit River.**

**RESERVING unto the Grantor the right to enter and go upon the premises to repair, maintain, replace or improve the rock bank protection and levee as the same now exists or as the same may be modified to respond to changing conditions on the left bank of the Skagit River provided that by this reservation Grantor does not claim any right or assert any duty to maintain, repair, modify or improve the Mount Vernon Wastewater Treatment outfall on the premises hereby conveyed, which improvements shall be the sole responsibility of the Grantee, its successors and assigns; PROVIDED that Grantor is particularly reserving from Parcels "H" and "I" the following land for diking purposes as shown in two (2) pages dated December 9, 2003 attached hereto and incorporated herein as if set forth**



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Grantor further reserves a construction easement for flood fighting and dike improvement activity along the existing dike right-of-way which shall be operated and maintained in accordance with standards adopted by the U.S. Army Corps of Engineers, or its successor agency as a condition of administering Public Law 84-99 and other laws, rules, and regulations concerning them. The levee along the Skagit River, is presently governed by engineering manual 500-1 issued January 1, 2001.

DATED this 11<sup>th</sup> day of December, 2003.

SKAGIT COUNTY DIKE DISTRICT NO. 3

By: David J. Olson  
David Olson, Chairman

By: Richard H. Smith  
Richard H. Smith

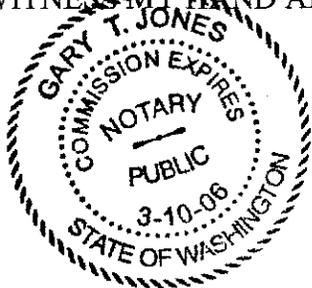
By: Darrin L. Morrison  
Darrin Morrison

# 6588  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID  
DEC 31 2003  
Amount Paid \$  
Skagit County Treasurer  
By: [Signature] Deputy

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )

On this 11<sup>th</sup> day of December, 2003, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David Olson, Richard H. Smith and Darrin Morrison, to me known to be the Chairman, Secretary, respectively, of Skagit County Dike District No. 3, the Washington corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

WITNESS MY HAND AND OFFICIAL SEAL affixed the day and year first above written.



Gary T. Jones  
NOTARY PUBLIC in and for the State  
of Washington, residing at Mount Vernon  
My commission expires: 3/10/2006



December 9, 2003

LEGAL DESCRIPTION FOR DIKING DISTRICT NO. 3

Easement for Existing Dike

Those portions of Government Lot 1; of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ; and of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , all in Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of Dike District #3 Parcel H with the Northerly line of First Street, as said point is shown on that certain Record of Survey recorded under Auditor's File No. 200301230028, records of Skagit County, Washington; thence North 27°55'00" West, along said East line (basis of bearing is that certain Record of Survey recorded under Auditor's File No. 200111210100), a distance of 53.02 feet to a corner of said Parcel H; thence South 86°37'00" West along its North line, a distance of 728.47 feet to an angle point thereon; thence North 14°10'00" West along its Northerly line, a distance of 70.62 feet to a point lying 40 feet North of, as measured at right angles to, the North toe of a proposed dike improvement; thence Westerly, following courses parallel with said North toe and with the North toe of the dike as it exists in December 2003, for the following courses:

North 72°16'14" West, 47.29 feet;  
North 89°38'30" West, 39.48 feet;  
South 89°36'24" West, 83.77 feet;  
South 88°36'05" West, 126.65 feet;  
North 84°04'29" West, 51.81 feet;  
North 80°58'57" West, 40.98 feet;  
North 87°27'37" West, 8.42 feet;  
South 85°50'26" West, 9.45 feet;  
South 76°16'53" West, 60.13 feet;  
South 71°58'40" West, 23.92 feet;  
South 89°44'59" West, 26.69 feet;  
North 86°04'57" West, 80.87 feet;  
South 89°48'05" West, 62.19 feet;  
South 89°08'55" West, 72.36 feet;  
South 88°25'11" West, 67.35 feet;  
South 87°01'14" West, 74.00 feet;  
South 78°40'26" West, 88.02 feet;  
South 81°10'32" West, 69.13 feet;  
South 78°58'19" West, 56.34 feet;  
South 77°22'36" West, 66.46 feet;  
South 77°18'35" West, 60.55 feet;  
South 82°45'34" West, 65.66 feet;  
South 84°13'46" West, 79.18 feet;  
South 83°28'05" West, 74.73 feet;  
South 77°53'09" West, 93.20 feet;  
South 82°49'22" West, 61.87 feet;



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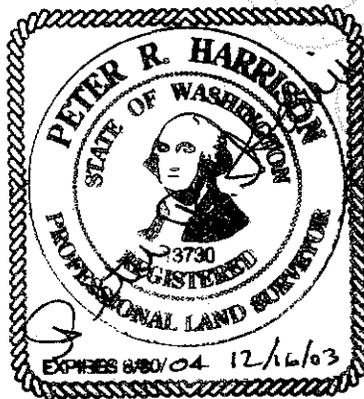
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South 85°53'48" West, 52.36 feet;  
South 85°36'54" West, 61.51 feet;  
North 85°45'34" West, 39.59 feet;  
North 83°44'00" West, 51.80 feet;  
North 82°40'18" West, 59.11 feet;  
South 84°40'19" West, 53.57 feet to the Southwesterly line of Dike District #3 Parcel J, as said point is shown on that certain Record of Survey recorded under Auditor's File No. 200301230028;  
thence Easterly, following the Southerly lines of Dike District #3 Parcels J, I and H as described in that certain Record of Survey recorded under Auditor's File No. 200301230028, for the following courses:  
South 47°49'00" East, 145.18 feet;  
South 70°27'00" East, 117.77 feet;  
North 54°46'00" East, 87.13 feet;  
South 84°02'00" East, 193.06 feet;  
North 68°14'00" East, 105.41 feet;  
North 81°53'03" East, 527.93 feet;  
North 89°23'00" East, 626.08 feet;  
South 14°10'00" East, 36.77 feet;  
North 86°37'00" East, 863.74 feet;  
South 27°55'00" East, 13.94 feet to said Northerly line of First Street;  
thence Easterly along said Northerly line 60.00 feet, more or less to the TRUE POINT OF BEGINNING;

containing 5.91 acres or 257,303 square feet more or less.



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STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )

On this 31st day of December, 2003, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David Olson, Richard H. Smith and Darrin Morrison, to me known to be the Chairman, \_\_\_\_\_ and \_\_\_\_\_, respectively, of Skagit County Dike District No. 3, the Washington corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

WITNESS MY HAND AND OFFICIAL SEAL affixed the day and year first above written.



Linda Geiser  
NOTARY PUBLIC in and for the State  
of Washington, residing at Mt. Vernon  
My commission expires: 8-20-07.



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