

SURVEY DESCRIPTION

PARCEL 1 (AUDITOR FILE NO. 2000110114)

PARCEL "A"

THAT PORTION OF GOVERNMENT LOT 6 IN SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4, LYING WESTERLY OF THE WESTERLY LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT-OF-WAY, EASTERLY OF THE EASTERLY LINE OF THE PAVED STATE ROAD AND SOUTHERLY OF A FENCE WHICH RUNS BETWEEN A POINT ON SAID WESTERLY LINE OF SAID RAILWAY WHICH IS 544.7 FEET NORTHERLY OF THE POINT OF INTERSECTION OF SAID WESTERLY LINE WITH THE EASTERLY LINE OF SAID PAVED STATE ROAD (SAID "POINT OF INTERSECTION" HAVING BEEN IDENTIFIED ON THE RECORD AS BEING 332 1/2 FEET EAST AND 134 FEET SOUTH OF THE INTERSECTION OF THE CENTER LINES OF THE PICKERING AND STATE ROADS), AND A POINT ON SAID EASTERLY LINE OF SAID ROAD WHICH IS 537 FEET NORTHERLY OF SAID POINT OF INTERSECTION;

EXCEPT THAT PORTION OF SAID PROPERTY, IF ANY, LYING WITHIN THE BOUNDARIES OF A TRACT CONVEYED TO LOIS M. MCDONN BY DEED DATED MARCH 16, 1950 AND FILED APRIL 12, 1954, AS FILE NO. 500211.

EXCEPTING FROM THE ABOVE PREMISES THE NORTH 162 FEET THEREOF AND THE SOUTH 210 FEET THEREOF.

PARCEL "B"

THAT PORTION OF THE WEST 50 FEET OF THE FORMER RAILROAD RIGHT-OF-WAY DESCRIBED BELOW LYING BETWEEN THE NORTH AND SOUTH BOUNDARIES OF THE PROPERTY DESCRIBED HEREIN EXTENDED EASTERLY 50 FEET, MORE OR LESS, TO THE CENTERLINE OF THE FORMER RAILROAD RIGHT-OF-WAY PARCEL.

THAT PORTION OF GOVERNMENT LOTS 2 AND 6, SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4, AND THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND OF THE EAST 1/2 OF THE SOUTHWEST 1/4, AND OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 36, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 100.00 FEET IN WIDTH AS CONVEYED TO THE SEATTLE LAKE SHORE & EASTERN RAILWAY COMPANY BY INSTRUMENTS RECORDED IN VOLUME 10 OF DEEDS, PAGE 32, ON JANUARY 22, 1890, AND AS CONVEYED TO THE S. & I. RAILWAY COMPANY BY INSTRUMENT RECORDED IN VOLUME 37 OF DEEDS, PAGE 227, ON MARCH 21, 1894, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT ANY PORTION CONVEYED TO ROBERT L. MUMFORD BY INSTRUMENT RECORDED IN VOLUME 532 OF OFFICIAL RECORDS, PAGE 70, UNDER AUDITOR'S FILE NO. 8304240021.

ALSO, EXCEPT FROM PARCELS "A" AND "B", THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF STATE HIGHWAY NO. 9 WITH THE NORTHWEST CORNER OF PARCEL "A" OF THOSE PREMISES CONVEYED TO ERROL HANSON BY DEED RECORDED NOVEMBER 12, 1994, UNDER AUDITOR'S FILE NO. 14941120054;

THENCE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF 24 FEET 5 INCHES;

THENCE EASTERLY TO A POINT ON THE CENTERLINE OF THE 100 FOOT WIDE STRIP OF LAND CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY BY INSTRUMENT RECORDED JANUARY 22, 1890 IN VOLUME 10 OF DEEDS, PAGE 32, WHICH IS 21 FEET 6 INCHES NORTH OF THE NORTHEAST CORNER OF PARCEL "B" OF THE ABOVE REFERENCED HANSON DEED;

THENCE SOUTHERLY ALONG SAID CENTERLINE 21 FEET 6 INCHES TO SAID NORTHEAST CORNER OF PARCEL "B";

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL "B" AND SAID PARCEL "A" TO THE POINT OF BEGINNING.

PARCEL 2 (AUDITOR FILE NO. 200207180088)

THE NORTH 145.37 FEET (AS MEASURED ALONG THE WEST LINE) OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE EAST 50 FEET OF A STRIP OF LAND 100 FEET IN WIDTH THROUGH GOVERNMENT LOT 6, SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4, AS CONVEYED TO THE SEATTLE LAKE SHORE & EASTERN RAILWAY CO. BY DEED RECORDED JANUARY 22, 1890, IN VOLUME 10 OF DEEDS, PAGE 32, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THAT PORTION OF SAID 100 FOOT STRIP CONVEYED TO JACK R. MOORE, BY DEED RECORDED JUNE 26, 1990, UNDER AUDITOR'S FILE NO. 9006260012, RECORDS OF COUNTY AND STATE.

EXCEPT THAT PORTION, IF ANY, LYING WITHIN STATE HIGHWAY 9 AND FRONT STREET.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE

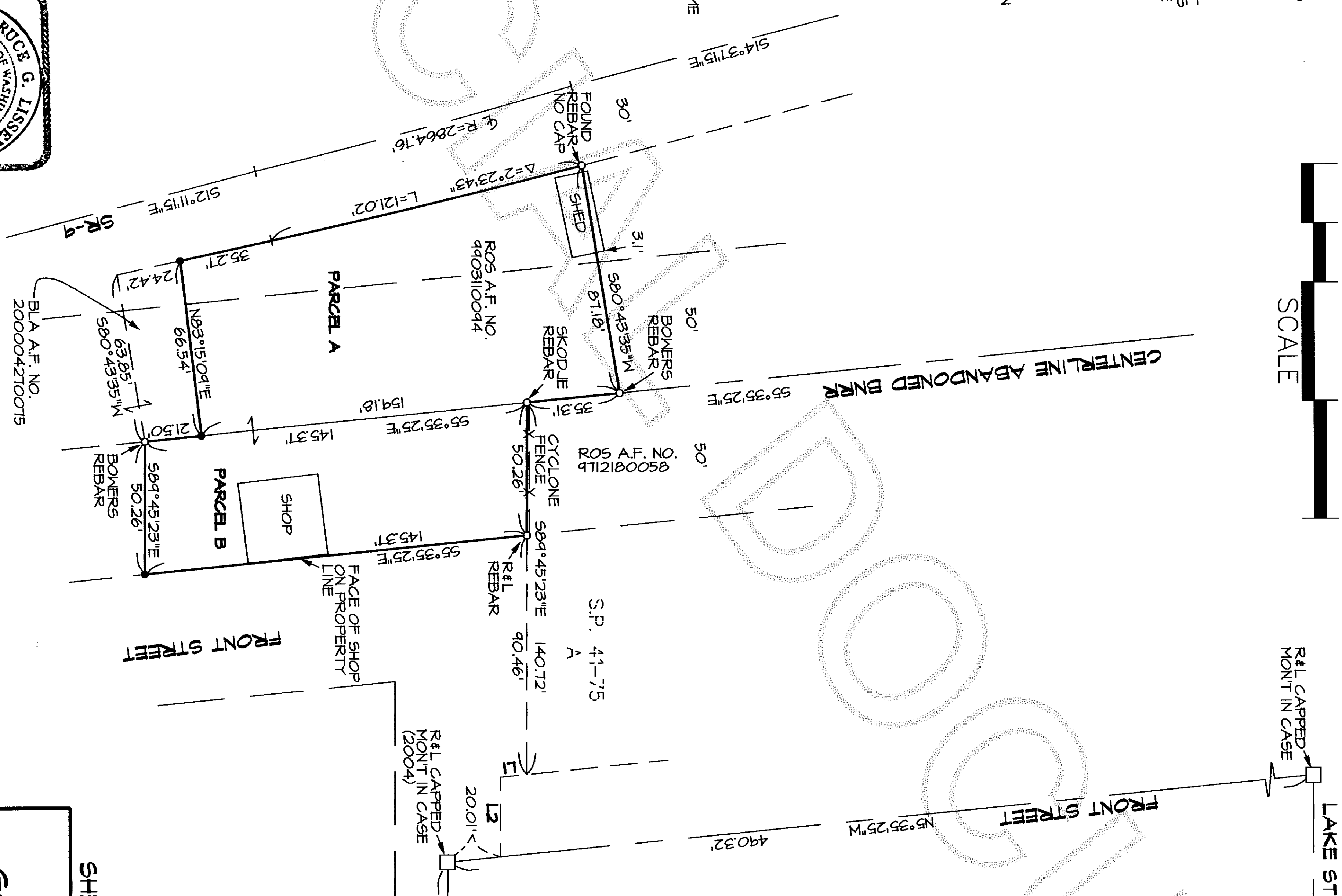
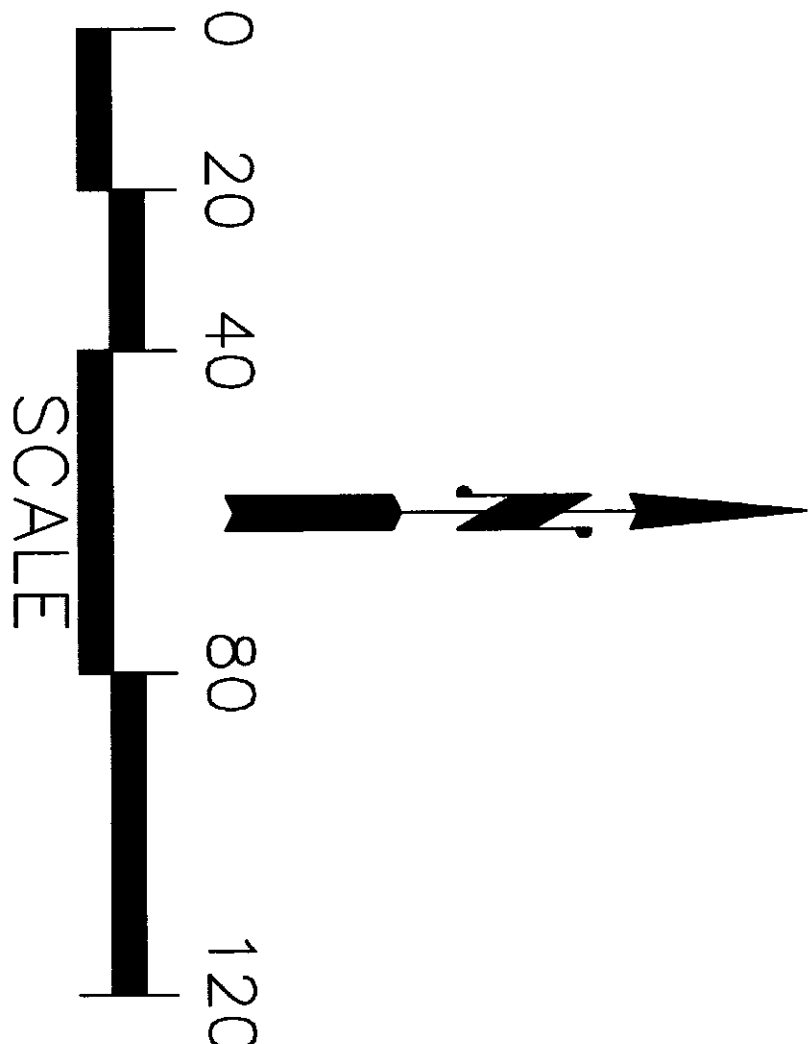
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DIEGO YZAQUIRE IN JULY 2004.

BRUCE G. LISSEY, P.L.S., CERTIFICATE NO. 22460

DATE:

July 6, 2004

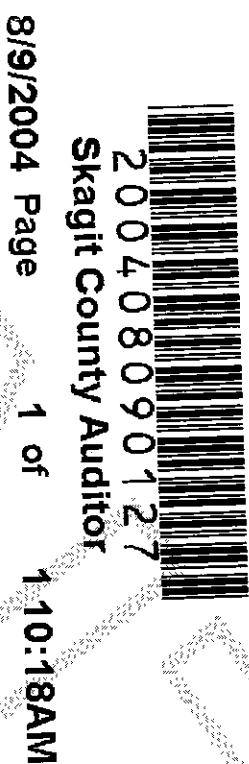
LISSEY & ASSOCIATES, PLLC  
320 MILWAUKEE STREET  
P.O. BOX 1104  
MOUNT VERNON, WA 98273  
PHONE (360) 414-7442  
FAX (360) 414-0581  
E-MAIL BRUCE@LISSEY.COM



| N/M | DISTANCE | BEARINGS     |
|-----|----------|--------------|
| L1  | 10.06'   | S5°35'25\"E  |
| L2  | 30.16'   | S84°45'23\"E |

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSEY & ASSOCIATES, PLLC.

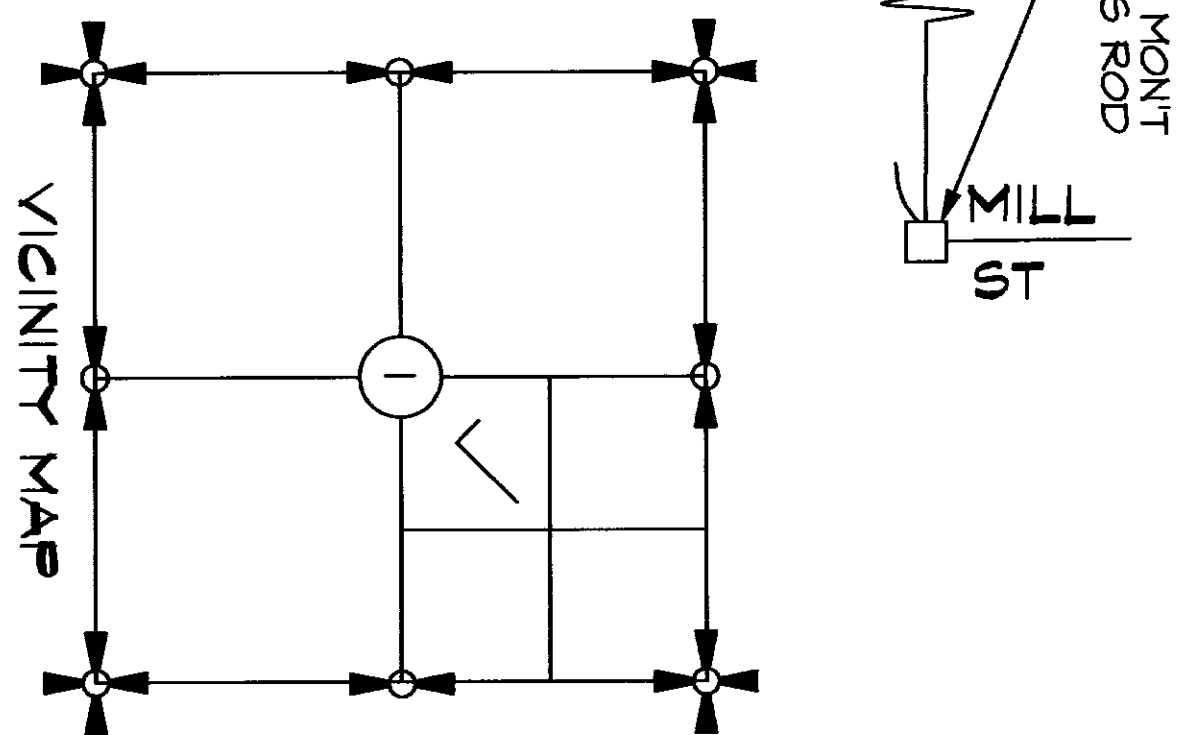


8/9/2004 Page 1 of 1 1:10:18AM  
Skagit County Auditor

Diego Yzaquire

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSEY 22460.
- INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- SURVEY DESCRIPTION IS FROM STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2000110114 AND WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200207180088.
- FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE RECORD OF SURVEY MAPS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 4712180058 AND 9403100044, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
- BASIS OF BEARING: MONUMENTED CENTERLINE OF SCHOOL DRIVE AS SHOWN ON THE FACE OF RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9403100044.
- BEARING = NORTH 84°45'23\" WEST
- MERIDIAN: ASSUMED
- INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- THIS SURVEY WAS PREPARED AT THE REQUEST OF DIEGO YZAQUIRE, FOR THE DELINEATION AND STAKING OF THE DESCRIBED BOUNDARY LINES.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (BUILDING, FENCE LINE) AS PER WAC CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.



SHEET 1 OF 1

DATE: 8/6/04

SURVEY IN A PORTION OF  
GOV'T LOT 6, SECTION 1, T. 34 N., R. 4 E., W. 1/4.  
SKAGIT COUNTY, WASHINGTON  
FOR: DIEGO YZAQUIRE