

AFTER RECORDING MAIL TO:

Glenn Kensmoe  
23243 State Route 9  
MOUNT VERNON, WA 98274.



200509120137  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 183736

ACCOMMODATION RECORDING ONLY

## Statutory Warranty Deed

Grantor(s): Rita Kensmoe-Mallick

Grantee(s): Glenn W. Kensmoe

Assessor's Tax Parcel Number(s): 3867-000-009-0304; 350432-2-003-0000

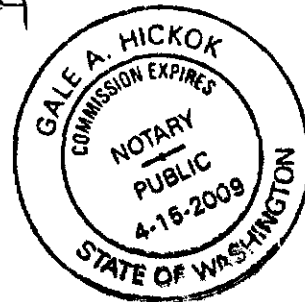
FIRST AMERICAN TITLE CO.  
183736 E

THE GRANTOR RITA KENSMOE-MALLICK, as to an undivided 35% as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and as part of a 1031 Tax Deferred Exchange in hand paid, conveys and warrants to GLENN W. KENSMOE, as his separate property the following described real estate, situated in the County of Skagit, State of Washington.

See Attached Legal Description attached hereto and made a part hereof by this reference.

Dated: September 12, 2005

Rita Kensmoe-Mallick  
Rite Kensmoe-Mallick



STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Rita Kensmoe-Mallick is, the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: Sept. 12, 2005

Gale A. Hickok  
Notary Public in and for the State of Washington  
Residing at MOUNT VERNON  
My appointment expires: 4/15/09

# 5007  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 12 2005

Amount Paid \$ 3209.00  
By [Signature] Skagit Co. Treasurer  
Deputy

Schedule "A-1"

O-1093-56057  
P-88207-E

DESCRIPTION:

PARCEL "A":

All that portion of the following described Tract "X", lying Northerly of the following described line:

Beginning at a point on the East line of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 32, Township 35 North, Range 4 East, W.M., which is North  $2^{\circ}13'04''$  East, 1,970.49 feet from the Southeast corner thereof, said point being the Northeast corner of a tract conveyed to Dick Nevitt and Deanne Nevitt, husband and wife, by instrument recorded July 30, 1971, under Auditor's File No. 756120; thence North  $88^{\circ}53'56''$  West parallel to the South line of said Northwest  $\frac{1}{4}$  and along the North line of said Nevitt Tract and said North line extended to an intersection with the Easterly line of the Great Northern Railway Company and the true point of beginning of this line description; thence South  $88^{\circ}53'56''$  East to the East line of Tract X hereinafter described and the terminus of this line description;

Tract X:

That portion of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 32, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point 660 feet North of the Southeast corner of said subdivision; thence North along the East line of said subdivision, 1,730 feet, more or less, to the South line of that certain tract conveyed to J. W. Callahan by deed recorded December 11, 1946, under Auditor's File No. 398923; thence West along the South line of said Callahan Tract to the East line of the Great Northern Railway right of way; thence Southerly along the East line of said right of way to a point 660 feet North of the South line of said Northwest  $\frac{1}{4}$  of Section 32; thence East to the point of beginning,

EXCEPT the following described tracts:

1. Beginning at a point on the East line of said West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$ , which is North  $2^{\circ}13'04''$  East 1,760.49 feet from the Southeast corner thereof; thence North  $2^{\circ}13'04''$  East along said East line a distance of 210.00 feet;

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Schedule "A-1"

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DESCRIPTION CONTINUED:

PARCEL "A" continued:

thence North 88°53'56" West parallel to the South line of said Northwest ¼ a distance of 200 feet;  
thence South 210 feet to a point which is North 88°53'56" West 200 feet from the point of beginning;  
thence South 88°53'56" East a distance of 200 feet to the point of beginning.

2. Beginning at a point on the East line of said West ½ of the Northwest ¼, which is North 2°13'04" East 1,307.49 feet from the Southeast corner thereof;  
thence North 2°13'04" East along said East line a distance of 200.00 feet;  
thence North 88°53'56" West parallel to the South line of said Northwest ¼ a distance of 200.00 feet;  
thence South 2°13'04" West a distance of 200.00 feet to a point which is North 88°53'56" West from the point of beginning;  
thence South 88°53'56" East a distance of 200.00 feet to the point of beginning; and

ALSO those portions of Lots 9, 10 and 19, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at a point 150 feet North of the Southwest corner of said Lot 19;  
thence North along the West line of Lots 19, 10 and 9, 1,580 feet, more or less, to the South line of that certain tract conveyed to J. W. Callahan by deed recorded December 11, 1946, under Auditor's File No. 398923;  
thence East along the South line of said Callahan Tract 250 feet to the West line of that certain tract conveyed to Vern Knutzen and Myrtle Knutzen, husband and wife, by deed recorded November 8, 1954, under Auditor's File No. 508936, records of Skagit County;  
thence South along the West line of said Vern Knutzen Tract to the South line of said Lot 9;  
thence West along the South line of said Lot 9 to a point 150 feet East of the West line of said Lot 9;  
thence South and parallel to the West line of Lots 10 and 19 to a point 300 feet North of the South line of said Lot 19;  
thence Southwesterly in a straight line to the point of beginning,

- Continued -



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Schedule "A-1"

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DESCRIPTION CONTINUED:

PARCEL "A" continued:

TOGETHER WITH that portion of the vacated 30 foot wide road adjacent to said Lots 9, 10 and 19 on the West which has reverted to said property by operation of law.

(End of Tract X)

TOGETHER WITH an easement for ingress, egress and utilities over the existing roadway over the above described Tract X lying Southerly of the line described above.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the East  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 32, Township 35 North, Range 4 East, W.M., and of Tract 9 of "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the Easterly line of the right of way of the Great Northern Railway Company with a line parallel with and 70 feet (measured at right angles) South of the North line of Section 32;

thence Southerly along said right of way 198 feet;

thence East parallel with the North section line of a point in Tract 9 of Burlington Acreage Property which is 750 feet East of the West line of said Tract 9;

thence North to the North line of said tract;

thence West to the Northwest corner of said Tract 9;

thence South 40 feet, more or less, to a point East of the point of beginning;

thence West to the point of beginning.

EXCEPT right of way for an unnamed platted street along the West line of said Tract 9.

TOGETHER WITH that portion of the vacated street along the North line of said Tract 9 which has reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.



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Schedule "A-1"

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DESCRIPTION CONTINUED:

EXCEPT FROM ALL OF PARCELS "A" and "B", a tract conveyed to Larry A. Hendricks, Trustee, by Deed recorded January 10, 1995, under Auditor's File No. 9501100024, described as follows:

The West 750 feet of Tract 9, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, EXCEPT the West 150 feet thereof, AND ALSO EXCEPT the South 391.04 feet of the East 500 feet thereof.

TOGETHER WITH that portion of vacated 30 foot wide road adjacent thereto on the North which upon vacation reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.



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