

When Recorded Return to:



200602280104

Skagit County Auditor

2/28/2006 Page

1 of

6 11:29AM

Elliott W Johnson Inc PS  
711 S. First St  
Mount Vernon, WA 98273

118761-P

LAND TITLE OF SKAGIT COUNTY

## Warranty Deed

**Grantor(s):**

Morgan Turner Properties LP

**Grantee(s):**

Skagit County

**Legal Description (abbreviated):**

Ptn SW S8 T34N R3EWM

**Assessor's Tax Parcel Number:**

Ptn of 340208-3-008-0006 P20167

For and in consideration of One Thousand One Hundred Thirty-One Dollars and No Cents (1,131.00), the receipt and adequacy of which are hereby acknowledged, **Morgan Turner Properties LP**, a limited partnership ("Grantor") conveys and warrants to **Skagit County**, a corporation ("Grantee") the following described real estate, situated in the County of Skagit, State of Washington:

A parcel of land located in the Southwest  $\frac{1}{4}$  of Section 8, Township 34 North, Range 3 East, W.M., Skagit County, Washington, being more particularly described as follows:

Commencing at the South  $\frac{1}{4}$  corner of said Section 8, as said point is shown on that certain Record of Survey recorded in Book 15 of Surveys at page 100, under Auditor's File No. 9402020095, records of Skagit County, Washington;

**thence** North  $2^{\circ}25'30''$  West along the center line of said section, a distance of 1466.81 feet;

**thence** South  $89^{\circ}20'48''$  West, 30.01 feet to a point on the Westerly right-of-way line of Gibraltar Road; said point being 80 feet North as measured at right angles to the North line of Lot 1 of Short Plat No. 28-86 as filed in Book 7 of Short Plats, page 122, records of Skagit County, Washington;


SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Warranty Deed

Page 1

FEB 28 2006

H:\EWJ\Skagit County\Morgan Turner\510 Deed.doc  
10/19/05 14:18

Amount Paid \$  
Skagit Co. Treasurer  
By  Deputy

Elliott W. Johnson Inc. P.S.  
711 South First Street  
Mount Vernon, WA 98273  
(360) 336-6502 Fax 336-5616  
Email Elliott@EWJLaw.com

thence South 89°20'48" West parallel with said North line, a distance of 841.14 feet;  
thence North 2°23'17" West a distance of 149.34 feet;  
thence North 73°25'38" West a distance of 100.72 feet to the **TRUE POINT OF BEGINNING**;  
thence continuing North 73°25'38" West a distance of 290.02 feet;  
thence South 89°49'34" East a distance of 124.14 feet;  
thence South 73°25'40" East a distance of 90.01 feet;  
thence South 50°00'40" East a distance of 88.19 feet to the **TRUE POINT OF BEGINNING**;

SUBJECT TO public or private easements, covenants, restrictions, or other encumbrances of record.

Situate in the County of Skagit, State of Washington.

The above described property will be combined or aggregated with contiguous property owned by the purchaser: This boundary adjustment is not for the purpose of creating an additional building lot.

Morgan Turner Properties LP,  
a limited partnership

By Betty Morgan  
Dated: 1-13-06  
Betty Morgan, Partner

By Beth Morgan-Cleland  
Dated: 1-14-06  
Beth Morgan-Cleland, Partner

By Lori Yandle  
Dated: 1-13-06  
Lori Yandle, Partner

Warranty Deed

Page 2

H:\EWJ\Skagit County\Morgan Turner\510  
10/19/05 14:18



200602280104  
Skagit County Auditor

Elliott W. Johnson Inc. P.S.  
711 South First Street  
Mount Vernon, WA 98273  
(360) 336-6502 Fax 336-5616  
Email Elliott@EWJLaw.com

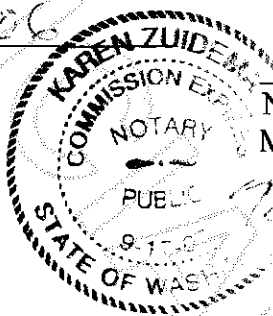
State of Washington)

) ss.

County of Skagit )

I certify that I know or have satisfactory evidence that Betty Morgan is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as one of three general partners of Morgan Turner Properties LP to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-13-06



Karen Zuidema  
Notary Public

My appointment expires: 9/17/07

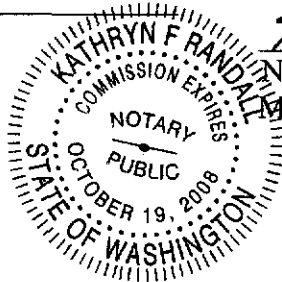
State of Washington)

) ss.

County of Skagit )

I certify that I know or have satisfactory evidence that Beth Morgan-Cleland is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as one of three general partners of Morgan Turner Properties LP to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-14-06



Kathryn F. Randall  
Notary Public

My appointment expires: 10-19-08

State of Washington)

) ss.

County of Skagit )

I certify that I know or have satisfactory evidence that Lori Yandle is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as one of three general partners of

Warranty Deed

Page 3

H:\EWJ\Skagit County\Morgan Turner\510 Deed.doc  
10/19/05 14:18



200602280104  
Skagit County Auditor

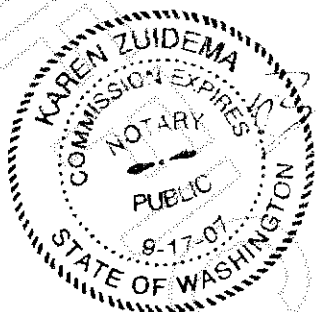
2/28/2006 Page

3 of

6 11:29AM

Morgan Turner Properties LP to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/13/06



Karen Zuidema  
Notary Public Karen Zuidema  
My appointment expires: 9/17/07

**BOUNDARY ADJUSTMENT**

Reviewed and approved  
in accordance with S.C.  
Code Chapter 14.18



Glenn Roder  
SKAGIT CO. PLANNING & PERMIT CNTR

Date: 10/26/2005



200602280104  
Skagit County Auditor

2/28/2006 Page 4 of 8 11:29AM

**SURVEYOR'S CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY  
 ME OR UNDER MY DIRECTORSHIP IN ACCORDANCE WITH THE  
 REQUIREMENTS OF THE SURVEYING ACT, AT THE  
 REQUEST OF  
 SKAGIT COUNTY  
 JEROME A. SKOGL, P.L.S.  
 CERTIFICATE NO. 10615 DATE 1-10-06



**AUDITOR'S CERTIFICATE**  
 I HAVE REVIEWED THE RECORD OF SURVEY  
 FILED FOR RECORD IN THE OFFICE OF THE  
 CLERK OF THE SUPERIOR COURT AT THE REQUEST OF  
 SKAGIT COUNTY, WASHINGTON  
 AND CERTIFY THAT IT IS IN ACCORDANCE WITH THE  
 REQUIREMENTS OF THE SURVEYING ACT.  
 My Commission Expires 12-31-08  
 My Signature: *Alfred W. Dushko*  
 My Title: Auditor

**RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT**  
**SKAGIT COUNTY PUBLIC WORKS**  
 PORTION OF THE SW 1/4 OF SECTION 8, T4N, R2E, E. 1/4, W.M.  
 LEONARD, BOUNDNOT and SKOGL, INC.  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 SKAGIT COUNTY, WASHINGTON  
 603 SOUTH FIRST ST. MOUNT VERNON, WA 98273 (360) 546-9791  
 SCALE: 1" = 200'  
 SHEET NO. 04137

