



200705100144

Skagit County Auditor

5/10/2007 Page

1 of

3 1:55PM

Name: Hansell Mitzel LLCAddress: P.O. Box 2523City and State: Mount Vernon, WA 98273

Tax Account Number: Portion P29217 to P28882

Escrow #: B90344

FIRST AMERICAN TITLE CO.

B90344E-1

STATUTORY WARRANTY DEED

THE GRANTOR Mount Vernon School District No. 320, a municipal corporation,

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to Hansell Mitzel LLC

the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the South 1/3 of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M. lying both West of the Great Northern Railroad (Burlington Northern) right-of-way and lying within the following described tract:

That portion of the Southeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M. described as follows:

Commencing at the Northeast corner of said subdivision; thence North 89 degrees 40' 44" West, along the North line of said Southeast 1/4, a distance of 505.95 feet; thence South 1 degree 12' 41" West, parallel with the West line of said East 1/2, a distance of 585.00 feet; thence North 89 degrees 40' 44" West 10.27 feet to the West line of parcel conveyed to Skagit County by deed recorded under Auditor's File Number 593256 and the True Point Of Beginning; thence continue North 89 degrees 40' 44" West, parallel with the North line of said Southeast 1/4 358.19 feet to the center line of Cleveland Avenue produced South, as established in the City of Mount Vernon; thence South 1 degree 53' 07" West along the center line of Cleveland Avenue produced South, a distance of 474.90 feet to the North line of that certain 25 acre parcel as described in Warranty Deed recorded under Auditor's File Number 139995, dated March 3, 1920; thence North 89 degrees 59' 46" East, along said North line and said line produced, 644.95 feet, more or less, to the Westerly right-of-way of the Burlington Northern right-of-way; thence North 4 degrees 51' 16" East, along said right-of-way, 176.15 feet to the South line of the North 2/3 of the Northeast 1/4 of the Southeast 1/4 of said Section 30; thence North 89 degrees 53' 45" West, along the South line thereof, 292.25 feet to the West line of parcel conveyed to Skagit County by deed recorded under Auditor's File Number 593256; thence North 1 degree 11' 56" East, along the West line thereof, 296.61 feet to the True Point Of Beginning.

SUBJECT TO the matters set forth as Paragraphs "A", "B", "C" and Note # 1 of First American Title Company of Skagit County's Schedule "B-1" and the matters set forth on Page 2 of this deed.

The Grantors herein reserve for the benefit of their property to the South a non-exclusive Easement for sewer and water installation and maintenance, over, across and under that portion of said Southeast ¼ of Section 30 commencing at the Northeast corner of said subdivision; thence North 89 degrees 40' 44" West, along the North line of said Southeast ¼ a distance of 505.95 feet; thence South 1 degree 12' 41" West, parallel with the West line of said East half, a distance of 585.00 feet; thence North 89 degrees 40' 44" West 10.27 feet to the West line of parcel conveyed to Skagit County by deed recorded under Auditor's File No. 593256; thence South 1 degree 11' 56" West 296.61 feet to the South line of the North 2/3rds of the Northeast ¼ of the Southeast ¼ of said Section 30 and **THE TRUE POINT OF BEGINNING**; thence continue South 1 degree 11' 56" West 176.11 feet to the North line of that certain 25 acre parcel as described in Warranty Deed recorded under Auditor's File No. 139995, dated March 3, 1920; thence North 89 degrees 59' 46" East, along said North line, 20.00 feet; thence North 1 degree 11' 56" East 176.07 feet to the South line of the North 2/3rds of the Northeast ¼ of the Southeast ¼ of said Section 30; thence North 89 degrees 53' 45" West, along said line 20.00 feet, more or less, to **THE TRUE POINT OF BEGINNING**.

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

The boundary line adjustment is approved by _____ the Mount Vernon City Engineer.

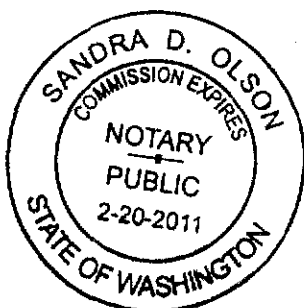
Dated this 2ND day of MAY, 2007.

Mount Vernon School District No. 320 by Carl Brunner
Carl Brunner, Superintendent

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Carl Brunner is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath that he was authorized to execute the instrument and acknowledged it as the Superintendent of Mount Vernon School District No. 320 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last written above.



Notary Public in and for the State of Washington
Residing at _____
My commission expires _____

3332
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

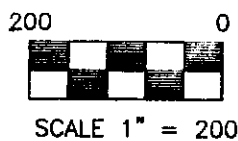
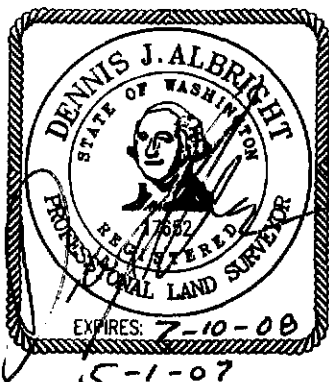
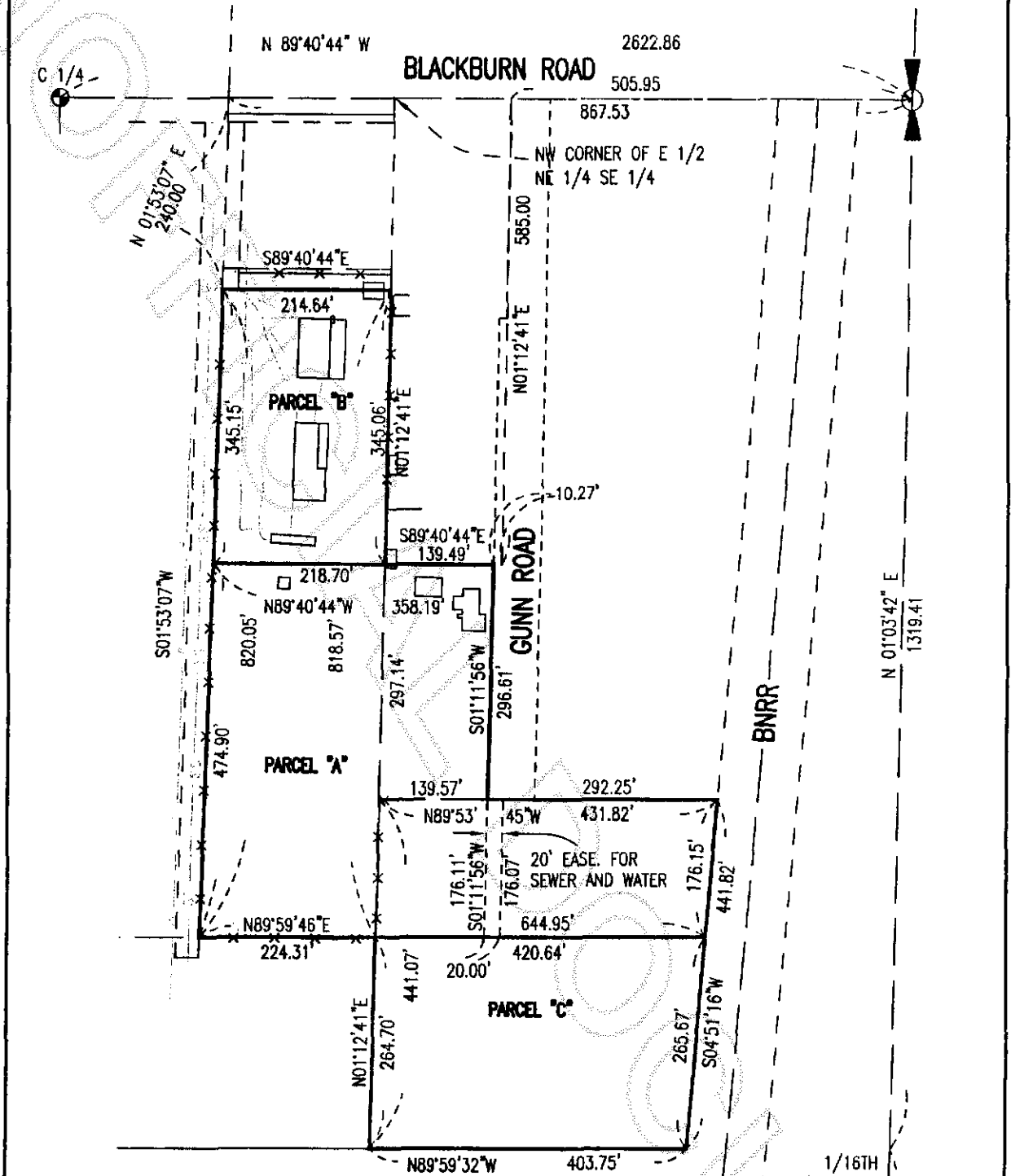
MAY 10 2007

Amount Paid \$
Skagit Co. Treasurer
By _____ Deputy



200705100144
Skagit County Auditor

BOUNDARY LINE ADJUSTMENT

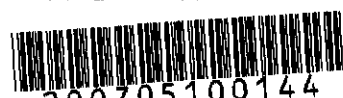


- — BEFORE BOUNDARY LINE ADJUSTMENT
- AFTER BOUNDARY LINE ADJUSTMENT
- SS— EXISTING SEWER LINE
- W— EXISTING WATER LINE
- P — EXISTING POWER LINE

DRAWN BY: DJA
DATE: 5-1-07
DWG. NO.: 271BLA.DWG
APPROVED BY:

HANSELL / MITZEL LLC
BOUNDARY LINE ADJUSTMENT
SECTION 30, TOWNSHIP 34 NORTH
RANGE 4 EAST, W.M.

SOUND DEV. GROUP



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