



200706080147
Skagit County Auditor

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When recorded return to:
City of Sedro-Woolley

720 Murdock Street
Sedro Woolley, WA 98284

Recorded at the request of:
First American Title
File Number: 91317

Statutory Warranty Deed

^{S.}
^{K.}
THE GRANTORS Kurt Swedelius, an unmarried person and Lisa Mellor, formerly Lisa Swedelius, an unmarried person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to the City of Sedro Woolley the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
91317E

Abbreviated Legal:
Blocks 112, 122-127, 138-140, "PLAT OF THE TOWN OF SEDRO, SKAGIT COUNTY, W.T.";
Section 25, Township 35, Range 4; Ptn. SW NE

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P37630, P37631, 350425-0-033-0007, 350425-0-034-0006, 350425-0-033-0100, P118918

Subject to Covenants, Conditions, Restrictions and Easements as per Exhibit "B" attached hereto and by this reference made a part hereof.

Dated May 29, 2007

Kurt Swedelius

Lisa Mellor SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2694
JUN 08 2007

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$0
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Kurt Swedelius and Lisa Mellor, are the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: June 5, 2007

Kelly K. Hilsinger
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 08/10/2008

EXHIBIT A

PARCEL "A":

Blocks 112, 122, 123, 124, 125, 126, 127, 138, 139 and 140, "PLAT OF THE TOWN OF SEDRO, SKAGIT COUNTY, W.T.", according to the plat thereof, recorded in Volume 1 of Plats, page 18, records of Skagit County, Washington.

TOGETHER WITH all vacated streets and alleys adjacent thereto as vacated by order filed in Commissioners File No. 11,231.

PARCEL "B":

That portion of the following described tract lying Southerly of the centerline of that certain ditch easement conveyed to the City of Sedro-Woolley by instrument recorded under Auditor's File No. 649376;

The South 600 feet of the following described tract (as measured along the East line thereof, and by a line drawn parallel to the South line thereof);

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the South line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the West line of the "PLAT OF THE TOWN OF SEDRO, SKAGIT COUNTY, W.T.", according to the plat thereof, recorded in Volume 1 of Plats, page 18; records of Skagit County, Washington; thence West along the South line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, 1,000.93 feet, more or less, to the Southeast corner of those premises conveyed to the City of Sedro-Woolley by deed dated April 20, 1964, and filed under Auditor's File No. 649381; thence North along the East line of said City of Sedro-Woolley premises 517 feet, more or less, to the South line of those premises to the City of Sedro-Woolley by deed dated March 12, 1956, filed July 2, 1956, under Auditor's File No. 538237; thence East along said South line 150 feet, more or less, to the Southeast corner of said premises conveyed by deed filed under Auditor's File No. 538237; thence North along the East line of said last mentioned City of Sedro-Woolley premises 450 feet to an angle point in said East line; thence continue North $19^{\circ}30'$ East along said East line 258 feet to the South line of Alexander Street as now established in the City of Sedro-Woolley; thence East along the South line of said Alexander Street and said South line produced to the West line of said "PLAT OF THE TOWN OF SEDRO, SKAGIT COUNTY, W.T."; thence South along said West line to the point of beginning, EXCEPT road, EXCEPT that portion conveyed to Skagit County by deed recorded March 27, 1977, under Auditor's File No. 853514.



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Escrow No.: 91317

EXHIBIT "B"

EXCEPTIONS:

- A. An easement for sewer line across the West 20 feet of Blocks 112, 124, 125 and 140, granted to the City of Sedro-Woolley by an instrument dated June 3, 1944, filed July 8, 1944, as File No. 372909 and recorded in Volume 194 of Deeds at page 345.
- B. An easement for a ditch and drainage system, including necessary diking, maintenance of roads and other necessary construction, granted to the City of Sedro Woolley by instrument dated April 20, 1964, filed as File No. 649376, reference being hereby made to the record for full particulars.



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