



200801180152

Skagit County Auditor

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When recorded return to:

Susan Hall, Member
14015 Riverbend Road
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number 92505

GUARDIAN NORTHWEST TITLE CO.

92505E-1

Statutory Warranty Deed

THE GRANTORS Susan Wells Hall and Dana L. Wells, as Co-Trustees of the Credit Shelter Trust under the last will of Harold W. Wells, dated December 20, 1996 as to an undivided 1/2 interest and Dana L. Wells, as her separate estate, as to an undivided 1/2 interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Wells Nursery, LLC the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 29, Township 34, Range 4; Ptn. NW NW;
Ptn. Block 8, "ZINDORF'S FIRST ADDITION TO MOUNT VERNON, WASHINGTON";
Ptn: Lots 7-12, Block 3, "CENTRAL ADDITION TO MOUNT VERNON"; and
Section 20, Township 34, Range 4; Ptn. SW SW

For Full Legal See Attached Exhibit "A"

Subject to Covenants, Conditions, Restrictions and Easements, as per attached Exhibit "B"

Tax Parcel Number(s): P28433, 340429-0-251-0009, P54844, 3768-008-015-0002, P52465, 3711-003-012-0004, P26761, 340420-0-066-0102, P28363, 340429-0-190-0003

Dated 1/2/2008

Wells H Credit Shelter Trust

Dana L. Wells, co trustee
By: Dana L. Wells, Trustee

Susan Hall
By: Susan Hall, Trustee

Dana L. Wells
Dana L. Wells

188
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 18 2008

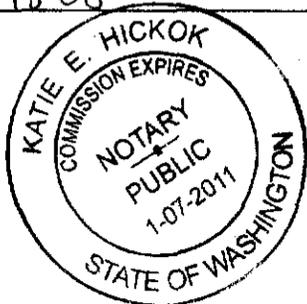
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 8905.00
Skagit Co. Treasurer
By MF Deputy
Susan Hall

I certify that I know or have satisfactory evidence that _____ is/are the person(s) who appeared before me, and said person(s) acknowledge that they she signed this instrument, on oath stated They she is/are authorized to execute the instrument and acknowledge that as the Co-Trustee of Wells H Credit Shelter Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-18-08

Katie E. Hickok



Notary Public in and for the State of WA
Residing at Mount Vernon
My appointment expires: 1-7-11

ACKNOWLEDGEMENT - Representative Capacity

STATE OF)
County of Skagit) ss.
)

I certify that I know or have satisfactory evidence that Dana L Wells
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath
stated that he/she was authorized to execute the instrument and acknowledged it as the _____

Co-trustee
Wells H. Credit Shelter Trust of _____
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 hereto affixed this 4 day of January, 2008



Peggy Rachel Westmark
Notary Public in and for the State of
Residing at Sedro Woolley
My appointment expires 3-14-10

STATE OF WASHINGTON)
County of Skagit)

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Dana L. Wells to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged
that she signed the same as her free and voluntary act and deed, for the uses and
purposes therein mentioned.

GIVEN under my hand and official seal this 4 day of January, 2008.



Peggy Rachel Westmark
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires 3-14-10



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EXHIBIT A

PARCEL "A":

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the North line of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 29 with the East line of South Seventh Street as established in the City of Mount Vernon; thence South along the East line of said South 7th Street, 200 feet; thence East to the Westerly line of Blodgett Road; thence Northerly along the Westerly line of Blodgett Road to a point East of the point of beginning; thence West to the point of beginning;

EXCEPT Primary State Highway I-5 as conveyed to the State of Washington by deeds recorded December 14, 1953, under Auditor's File Nos. 496200 and 496201, and as condemned and taken by Skagit County Superior Court Cause No. 33942 on January 24, 1974.

PARCEL "B":

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point where the North line of Hazel Street intersects the East line of Seventh Street in the City of Mount Vernon; thence North along the East line of said Seventh Street 97 feet; thence East to the Easterly line of the State Highway right-of-way and the true point of beginning; thence continue East to the West side of Blodgett Road; thence South along the West side of Blodgett Road to the North line of Hazel Street; thence West along the North line of Hazel Street to the Easterly line of the State Highway right-of-way; thence Northerly along said Easterly line to the true point of beginning.

PARCEL "C":

That portion of Block 8 of "ZINDORF'S FIRST ADDITION TO MOUNT VERNON, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 12, records of Skagit County, Washington, lying Easterly of those premises conveyed to the State of Washington by deed dated October 10, 1953, filed December 14, 1953, under Auditor's File No. 496201 and recorded in Volume 260 of Deeds, page 54.

PARCEL "D":

Lots 7 through 12, inclusive, Block 3, "CENTRAL ADDITION TO MOUNT VERNON", as per plat recorded in Volume 2 of Plats, page 103, records of Skagit County, Washington.

EXCEPT that portion thereof conveyed to the State of Washington for Primary State Highway No. 1, by deed dated July 15, 1953, recorded August 13, 1953, under Auditor's File No. 491578,

AND EXCEPT that portion excepted in deed from the State of Washington, dated September 10, 1953, recorded September 24, 1953, under Auditor's File No. 493217,

AND EXCEPT that portion conveyed to the State of Washington for State Route No. 5, by deed dated February 1, 1973, recorded March 30, 1973 under Auditor's File No. 782752.



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PARCEL "E":

All that part of the following described Parcel "A" lying Easterly and Southerly of a line described as beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 118+00 on the Line Survey of SR 5, Mount Vernon: Blackburn St. to Skagit River, and 100 feet Northeasterly therefrom; thence Northwesterly to a point opposite HES 119+70 on the said Line Survey and 115 feet Northeasterly therefrom; thence Easterly to HES B 1+50 P.O.T. on the B Line Survey of said Highway and the end of this line description.

Parcel "A":

All that portion of the following described tract, (being a portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 34 North, Range 4 East, W.M.) lying Easterly of the right-of-way of Primary State Highway No. 1, as condemned under Decree entered June 22, 1954 in Skagit County Superior Court Cause No. 22445, described as follows:

Beginning at a point 100 feet South of the Northeast corner of "PICKEN'S ADDITION TO THE TOWN OF MOUNT VERNON"; thence South along the East Line of said addition, 329 feet; thence East 393 feet to the West line of the Blodgett Road; thence Northerly along the West line of the Blodgett Road to a point East of the point of beginning; thence West 368 feet to the point of beginning.



Exhibit B

EXCEPTIONS:

A. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: July 15, 1953
Auditor's No.: 490551
Affects: Parcel "B"

B. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: August 13, 1953
Auditor's No.: 491578
Affects: Parcel "D"

C. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: December 14, 1953
Auditor's No.: 496200
Affects: Parcel "A"

D. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: December 14, 1953
Auditor's No.: 496201
Affects: Parcels "A" and "C"

E. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed from the State of Washington:

Recorded: September 24, 1953
Auditor's No.: 493217
Affects: Parcel "D"

F. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed from the State of Washington:

Recorded: December 3, 1953
Auditor's No.: 495815
Affects: Parcel "A"



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G. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: March 30, 1973
Auditor's No.: 782752
Affects: Parcel "D"

H. Condemnation by the State of Washington of rights of access to State Highway and of light, view and air, by decree entered January 9, 1974 in Skagit County Court Cause No. 33942.

I. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed from the State of Washington:

Recorded: April 9, 1985
Auditor's No.: 8504090034
Affects: Parcel "E"



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