



200807280173
Skagit County Auditor

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COVER SHEET FOR RECORDING DOCUMENTS

Return to: City of Mount Vernon
Post Office Box 809
Mount Vernon, Washington 98273

DOCUMENT TITLE: STATUTORY WARRANTY DEED

GRANTORS: City of Mount Vernon GUARDIAN NORTHWEST TITLE CO.
84815

GRANTEES: The Thornberg Association, L.L.C.

ABBREVIATED LEGAL DESCRIPTION: Ptn, Lot 1, Block 15, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON"

Situated in the County of Skagit, State of Washington.

COMPLETE LEGAL DESCRIPTION ON PAGE: 4

ASSESSOR'S PARCEL/TAX ID NUMBER: Portion of 3700-015-001-0004 (P52086)

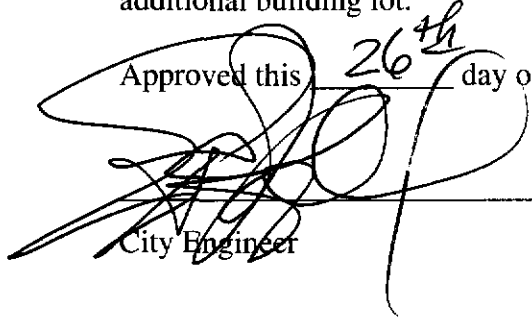
STATUTORY WARRANTY DEED

THE GRANTOR, the **CITY OF MOUNT VERNON**, a Municipal Corporation of the State of Washington, for and in consideration of a boundary line adjustment, hereby conveys and warrants to the GRANTEE, **THE THORNBERG ASSOCIATION, L.L.C.**, a Washington State Company, the following described real property situated in Skagit County, Washington:

See Attached "Exhibit A"

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

Approved this 26th day of FEBRUARY, 2008.




City Engineer

2438
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 23 2008

Amount Paid \$ 0
Skagit Co. Treasurer
By Juan Deputy

GRANTOR: CITY OF MOUNT VERNON



Bud Norris, Mayor

4/11/08

Date



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Skagit County Auditor

STATE OF WASHINGTON)

COUNTY OF SKAGIT) §)

I certify that I know or have satisfactory evidence that Bud Norris, Mayor of the City of Mount Vernon signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/11/2008

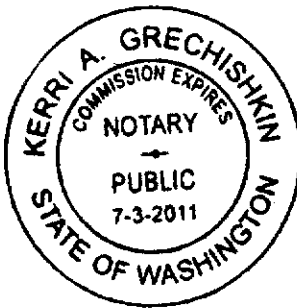
Notary Signature: Kerri A. Grechishkin

Notary Public in and for the State of Washington

Notary (print name): Kerri A. Grechishkin

Residing at: Mount Vernon

My appointment expires: July 3, 2011



Attest:

Alicia Huschka

Alicia Huschka, Finance Director

Approved as to Form:

Kevin Rogerson

Kevin Rogerson, City Attorney

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EXHIBIT A

That portion of Lot 1, Block 15, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON," as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington, described as follows:

The Northerly 16 feet of the Westerly 39.7 feet, except the Westerly 15.7 feet;
TOGETHER WITH the Northerly 19 feet, except the Westerly 39.7 feet;

EXCEPT all street and railroad rights of way.

Situate in the County of Skagit, State of Washington.

Said parcel contains approximately 1160 square feet.

TOGETHER WITH a perpetual, non-exclusive easement over, across, along, in and through the real property owned by the City of Mount Vernon described on Exhibit B attached hereto for the purpose of public and private pedestrian and vehicular access to the property described on this Exhibit A and the contiguous property to the north described on Exhibit C attached hereto.

Said easement shall not preclude the City of Mount Vernon from future development of the property described in Exhibit B; provided that the location of access through said property may be modified as long as the grantee's benefit of easement is in no way reduced.



EXHIBIT B

Lot 1, Block 15, "MAP OF MOUNT VERNON, GATES 1st and 2nd ADDITIONS TO MOUNT VERNON," as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington,

EXCEPT the following described tract:

The Northerly 16 feet of the Westerly 39.7 feet, except the Westerly 15.7 feet;
TOGETHER WITH the Northerly 19 feet, except the Westerly 39.7 feet;

EXCEPT all street and railroad rights of way.

Situate in the County of Skagit, State of Washington.



EXHIBIT C

Lot 2, Block 15, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON," as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington;

EXCEPT all street and railroad rights of way;

AND

Lots 3 and 4, Block 15, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON," as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Lot 4; thence Southwesterly along Northwesterly line of said Lots 3 and 4, 100 feet to the Southwest corner of said Lot 3; thence Southeasterly along Southwesterly line of Lot 3, 60 feet; thence Northwesterly on a straight line to a point on the Northeasterly line of said Lot 4, said point being 29.9 feet Southeasterly from the point of beginning along the Northeasterly line of Lot 4; thence Northwesterly along said Northeasterly line 29.9 feet to the point of beginning;

EXCEPT all street and railroad rights of way.

Situate in the County of Skagit, State of Washington.

