

AFTER RECORDING MAIL TO:

Wakefield Enterprises, LLC
868 Rosecrans Street
San Diego, CA 92106



200808220084

Skagit County Auditor

8/22/2008 Page 1 of 4 1:21PM

Filed for Record at Request of:
First American Title Insurance Company National Commercial
Services

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **NCS-359527-WA1 (jc)**

Date: **August 05, 2008**

Grantor(s): **Ward C. Narron and Pamela I. Narron**

GUARDIAN NORTHWEST TITLE CO.

Grantee(s): **Wakefield Enterprises, LLC**

Abbreviated Legal: **Sec. 19, Twp 35N, Rge 5E, SE1/4, NW1/4**

95151-1

Additional Legal on page:

Assessor's Tax Parcel No(s): **350519-0-130-0000(P39689) and 350519-0-162-0106
(P39777)**

THE GRANTOR(S) Ward C. Narron and Pamela I. Narron, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Wakefield Enterprises, LLC, a California limited liability company**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

PARCEL "A":

**THAT PORTION OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 19,
TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:**

2725
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 22 2008

Amount Paid \$ 26266.00
By Skagit Co. Treasurer Deputy
CW

BEGINNING AT A POINT ON THE NORTH LINE OF THE COUNTY ROAD ALONG THE SOUTH LINE OF SAID NORTHWEST $\frac{1}{4}$, WHICH POINT IS 424.766 FEET WEST OF THE EAST LINE OF SAID NORTHWEST $\frac{1}{4}$; THENCE NORTH 490 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 700 FEET; THENCE WEST 177.234 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO ADAM BEAK AND GRACE BEAK, HUSBAND AND WIFE, BY DEED DATED NOVEMBER 9, 1943 AND RECORDED NOVEMBER 15, 1943 UNDER AUDITOR'S FILE NO. 367141; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG A FENCE AS IT EXISTED NOVEMBER 9, 1943, SAID FENCE BEING THE WESTERLY LINE OF SAID BEAK TRACT, TO A POINT 400 FEET NORTHERLY MEASURED ALONG SAID FENCE FROM THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO HERMAN BALL, BY DEED DATED AUGUST 13, 1902 AND RECORDED SEPTEMBER 9, 1902 IN VOLUME 47 OF DEEDS, PAGE 532, THENCE EAST 109 FEET; THENCE NORTHERLY ALONG A LINE PARALLEL TO SAID FENCE LINE TO A POINT WEST OF THE TRUE POINT OF BEGINNING; THENCE EAST TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF LYING NORTH OF A LINE BEGINNING, 956- $\frac{1}{3}$ FEET SOUTH OF THE INTERSECTION OF THE SOUTH LINE OF THE GREAT NORTHERN RAILWAY RIGHT-OF-WAY AND THE EAST LINE OF SAID SECTION AND RUNNING THENCE WEST 600 FEET, THE TERMINAL POINT OF SAID LINE;

AND ALSO EXCEPT THAT CERTAIN 40 FOOT STRIP OF LAND CONVEYED TO JAMES W. BRUCE, JR., ET UX, BY DEED DATED JUNE 11, 1969 AND RECORDED APRIL 23, 1970 UNDER AUDITOR'S FILE NO. 738194, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH A NON-EXCLUSIVE RIGHT TO USE A PERMANENT EASEMENT FOR PRIVATE ROADWAY OVER THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE NORTH LINE OF THE COUNTY ROAD ALONG THE SOUTH LINE OF SAID NORTHWEST $\frac{1}{4}$, 603 FEET WEST OF THE EAST LINE THEREOF; THENCE NORTHERLY ALONG A LINE 109 FEET EAST OF AND PARALLEL TO THE AFOREMENTIONED FENCE LINE TO A POINT 490 FEET NORTH, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID ROAD; THENCE EAST PARALLEL TO SAID ROAD 15 FEET; THENCE SOUTHERLY PARALLEL TO SAID FIRST COURSE, TO THE COUNTY ROAD; THENCE WEST 15 FEET TO THE POINT OF BEGINNING.

PARCEL "B":

TRACT "B" OF SHORT PLAT NO. 38-77, APPROVED AUGUST 1, 1977, FILED AUGUST 2, 1977 IN VOLUME 2 OF SHORT PLATS, PAGE 96 AND RECORDED AUGUST 2, 1977, UNDER AUDITOR'S FILE NO. 861847, BEING PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALSO THAT PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

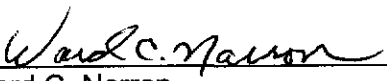


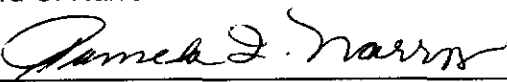
BEGINNING AT A POINT ON THE NORTH LINE OF THE COUNTY ROAD ALONG THE SOUTH LINE OF SAID SUBDIVISION, WHICH POINT IS 1803 FEET EAST OF THE WEST LINE OF GOVERNMENT LOT 2 OF SAID SECTION 19; THENCE NORTH 1° 20' 00" EAST A DISTANCE OF 915 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1° 20' 00" WEST A DISTANCE OF 915 FEET; THENCE NORTH 4° 09' 29" EAST ALONG A FENCE AS DESCRIBED IN DEED RECORDED MARCH 1, 1922 UNDER AUDITOR'S FILE NO. 154757, A DISTANCE OF 441.82 FEET; THENCE NORTH 3° 45' 25" EAST ALONG SAID FENCE LINE TO A POINT WHICH BEARS SOUTH 89° 52' 30" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 89° 52' 30" WEST TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF TRACT "A" OF SHORT PLAT NO. 38-77, APPROVED AUGUST 1, 1977, FILED AUGUST 2, 1977 IN VOLUME 2 OF SHORT PLATS, PAGE 96, AND RECORDED AUGUST 2, 1977, UNDER AUDITOR'S FILE NO. 681847;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES AS SAID EASEMENT IS SET FORTH IN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 8512300003, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.


Ward C. Narron


Pamela I. Narron



APN: 350519-0-130-
0000(P39689)

Statutory Warranty Deed

File No.: NCS-359527-WA1 (jc)

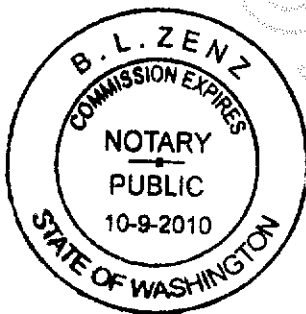
- continued

Date: 08/05/2008

STATE OF Washington)
)-ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **Ward C. Narron and Pamela I. Narron**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-20-08



B. L. Zenz
Notary Public in and for the State of Washington
Residing at: Sedro Woolley
My appointment expires: 10-9-10

