



200908260075

Skagit County Auditor

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6 4:04PM

When Recorded Return to:

SIERRA PACIFIC INDUSTRIES

P.O. BOX 496014

REDDING, CA 96049

LAND TITLE OF SKAGIT COUNTY

133769.5E

Warranty Deed

Grantor(s):

Gary J. Dahlstedt,
Kenneth A. Dahlstedt, and
Barbara A. Dahlstedt (fka Barbara Ann Hernandez)

Grantee(s):

Sierra Pacific Industries

Legal Description (abbreviated):

Ptn NW 1/4 of SW 1/4, 9-34-3 E W.M. (Aka Lot 2,
SP 94-035)

Assessor's Tax Parcel Number:

340309-3-005-0100 (P108006)

Reference (Auditor File Numbers
of Documents assigned, released or
amended:

For and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which are hereby acknowledged, **Gary J. Dahlstedt, Kenneth A. Dahlstedt and Barbara A. Dahlstedt (formerly known as Barbara Ann Hernandez)**, each as to an undivided 1/3 interest as tenant in common, and each as his or her separate property ("Grantor"), conveys and warrants to **Sierra Pacific Industries**, a California corporation ("Grantee"), the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2, Short Plat No. 94-035, approved May 24, 1995, recorded May 26, 1995 in
Volume 11 of Short Plats, pages 207 and 208, under Auditor's File No. 9505260005,

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H:\EWJ\Dahlstedt, Norm\Sierra Pacific\908.18 Warranty Deed.wpd
8/18/9 11:54SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Elliott W. Johnson Inc. P.S.

711 South First Street

Mt Vernon, WA 98273

(360) 336-6502 Fax 336-5616

Email: Elliott@EWJLaw.com

2617
AUG 26 2009Amount Paid \$ 17,805.00
Skagit Co. Treasurer
By *man* Deputy

and being a portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9, Township 34 North, Range 3 East, W.M.

TOGETHER WITH that portion of Lot 1, Skagit County Short Plat No. 94-035, approved May 24, 1995, and recorded May 26, 1995, in Volume 11 of Short Plats, pages 207 and 208, under Auditor's File No. 9505260005, records of Skagit County, Washington; being a portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9, Township 34 North, Range 3 East, W.M., lying Easterly of the following described line:

Beginning at the Northeast corner of Lot 2 of said Short Plat;
thence North $89^{\circ}36'55''$ West 237.14 feet along the North line of said Lot 2;
thence South $12^{\circ}21'12''$ West 36.76 feet to a non-tangent point of curvature;
thence Southerly on said curve to the left (concave to the East) having a radius of 588.80 feet and an initial tangent bearing of South $10^{\circ}34'53''$ West, through a central angle of $35^{\circ}54'11''$, an arc distance of 368.96 feet;
thence South $89^{\circ}36'55''$ East 161.97 feet to the Westerly line of said Lot 2 and the terminus of said line.

EXCEPT that portion of said Lot 2, Skagit County Short Plat No. 94-035, lying Westerly of the following described line:

Beginning at the Northeast corner of said Lot 2;
thence North $89^{\circ}36'55''$ West 237.14 feet along the North line of said Lot 2;
thence South $12^{\circ}21'12''$ West 36.76 feet to a non-tangent point of curvature;
thence Southerly on said curve to the left (concave to the East) having a radius of 588.80 feet and an initial tangent bearing of South $10^{\circ}34'53''$ West, through a central angle of $35^{\circ}54'11''$, an arc distance of 368.96 feet;
thence South $89^{\circ}36'55''$ East 161.97 feet to the Westerly line of said Lot 2 and the terminus of said line.

TOGETHER WITH that portion of said Lot 1, Short Plat No. 94-035 described as follows:

Beginning at the Northeast corner of said Lot 2, Short Plat No. 94-035;
thence South $89^{\circ}33'10''$ West 237.14 feet (called North $89^{\circ}36'55''$ West in said Short Plat) along the North line of said Lot 2;
thence North $11^{\circ}43'29''$ East 74.79 feet;
thence North $20^{\circ}41'53''$ East 71.71 feet;
thence North $89^{\circ}33'10''$ East 196.82 feet parallel with the North line of said Lot 1 (called South $89^{\circ}36'55''$ East in said Short Plat) to the East line of said Lot 1;

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thence South 00°05'32" West 140.00 feet along said East line (called South 00°56'12" West in said Short Plat) to the point of Beginning,

ALSO TOGETHER WITH that portion of said Lot 1, Short Plat No. 94-035 described as follows:

Beginning at the Northeast corner of said Lot 2, Short Plat No. 94-035;
thence South 89°33'10" West 237.14 feet (called North 89°36'55" West in said Short Plat) along the North line of said Lot 2;
thence South 11°32'02" West 36.76 feet (called South 12°21'12" West in previous descriptions) to a non-tangent point of curvature;
thence Southerly on said curve to the left (concave to the East) having a radius of 588.80 feet and an initial tangent bearing of South 09°44'01" West (called South 10°34'53" West in previous descriptions), through a central angle of 35°54'11", an arc distance of 368.96 feet to the TRUE POINT OF BEGINNING;
thence North 89°33'10" East 161.97 feet (called South 89°36'55" East in previous descriptions), to the Westerly line of said Lot 2;
thence South 00°05'32" West 202.17 feet along said Westerly line (called South 00°56'12" West in said Short Plat) to a point on said non-tangent curve extended;
thence Northwesterly on said curve to the right (concave to the Northeast) having a radius of 588.80 feet and an initial tangent bearing of North 51°28'00" West, through a central angle of 25°17'50", an arc distance of 259.97 feet to the TRUE POINT OF BEGINNING;

EXCEPT that portion of said Lot 2, Short Plat No. 94-035 lying Southerly of the following described line:

Beginning at the Northeast corner of said Lot 2, Short Plat No. 94-035;
thence South 89°33'10" West 237.14 feet (called North 89°36'55" West in said Short Plat) along the North line of said Lot 2;
thence South 11°32'02" West 36.76 feet (called South 12°21'12" West in previous descriptions) to a non-tangent point of curvature;
thence Southerly on said curve to the left (concave to the East) having a radius of 588.80 feet and an initial tangent bearing of South 09°44'01" West (called South 10°34'53" West in previous descriptions), through a central angle of 35°54'11", an arc distance of 368.96 feet;
thence North 89°33'10" East 161.97 feet (called South 89°36'55" East in previous descriptions), to the Westerly line of said Lot 2;
thence South 00°05'32" West 202.17 feet along said Westerly line (called South 00°56'12" West in said Short Plat) to a point on said non-tangent curve extended and the TRUE POINT OF BEGINNING of said line;

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thence Southeasterly on said curve to the left (concave to the Northeast) having a radius of 588.80 feet and an initial tangent bearing of South 51°28'00" East, through a central angle of 03°38'17", an arc distance of 37.39 feet to the East line of said Lot 2 and the terminus of said line,

TOGETHER WITH an easement for access, ingress, egress and utilities over, under and upon that portion of said Lot 2, Short Plat No. 94-035, lying southerly of the following described line:

Beginning at the Northeast corner of said Lot 2, Short Plat No. 94-035;
thence South 89°33'10" West 237.14 feet (called North 89°36'55" West in said Short Plat) along the North line of said Lot 2;
thence South 11°32'02" West 36.76 feet (called South 12°21'12" West in previous descriptions) to a non-tangent point of curvature;
thence Southerly on said curve to the left (concave to the East) having a radius of 588.80 feet and an initial tangent bearing of South 09°44'01" West (called South 10°34'53" West in previous descriptions), through a central angle of 35°54'11", an arc distance of 368.96 feet;
thence North 89°33'10" East 161.97 feet (called South 89°36'55" East in previous descriptions), to the Westerly line of said Lot 2;
thence South 00°05'32" West 202.17 feet along said Westerly line (called South 00°56'12" West in said Short Plat) to a point on said non-tangent curve extended and the TRUE POINT OF BEGINNING of said line;
thence Southeasterly on said curve to the left (concave to the Northeast) having a radius of 588.80 feet and an initial tangent bearing of South 51°28'00" East, through a central angle of 03°38'17", an arc distance of 37.39 feet to the East line of said Lot 2 and the terminus of said line.

SUBJECT TO easements for sanitary sewer over, under and upon the Easterly 30 feet of the above described tract as shown on Record of Survey of Boundary Line Adjustment No. PL09-0219, recorded under Auditor's File No. 200905290102, records of Skagit County, Washington.

SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, leases and other instruments of record.

Situated in the Skagit County, Washington.

Grantee, at Grantee's sole cost and expense, shall have the right and ability to relocate the sanitary sewer easement located over, under and upon the Easterly 30 feet of the above described property

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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

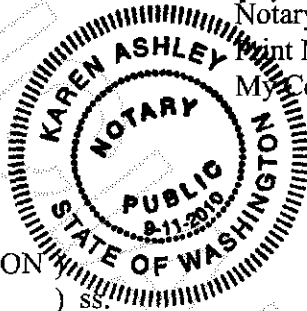
I certify that I know or have satisfactory evidence that KENNETH A. DAHLSTEDT is the person who appeared before me, and said person acknowledged that he signed this instrument, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: August 21, 2009

Karen Ashley
Notary Public

Print Name Karen Ashley

My Commission Expires 9/11/2010



STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that BARBARA A. DAHLSTEDT is the person who appeared before me, and said person acknowledged that she signed this instrument, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: August 24, 2009

Kerry L. Larson
Notary Public

Print Name Kerry L. Larson

My Commission Expires 8-06-2011



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