



201006100105

Skagit County Auditor

6/10/2010 Page

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3 2:34PM

AFTER RECORDING MAIL TO:

James Gordon Allen
31439 Prevedal Rd
Sedro, WA 98284

POOR ORIGINAL

Filed for Record at Request of:
GBS, LLC

Space above this line for Recorder's use only

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

99671-1

File No: 207331278 (case#561-814713) (TC)

Date: May 20, 2010

Grantor(s): Secretary of Housing and Urban Development

Grantee(s): James Gordon Allen

Abbreviated Legal: Section 17, Township 35, Range 6

Additional Legal on page:

Assessor's Tax Parcel No(s): P106745

THE GRANTOR(S), The Secretary of Housing and Urban Development His/Her Successors in Office, for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **James Gordon Allen, a single man**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

See Exhibit "A"

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.

In witness whereof, the undersigned has set his/her hand as a principal and/or officer of _____, Management and Marketing contractor of the U.S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under the redelegation of authority published at 70 Fed. Reg. 43,171 (July 26, 2005).

Secretary of Housing and Urban Development

By: Bruce E. Gardner (Seal)

Bruce E. Gardner
(Type or Print Name)

1709
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 10 2010

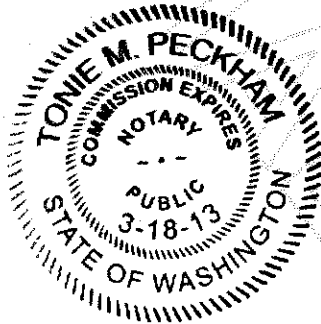
Amount Paid \$0
Skagit Co. Treasurer
By mm Deputy

Contract Manager
(Type or Print Title)

STATE OF Washington)
COUNTY OF King)-ss

On 6/8/10 personally appeared before me Bruce EGARDNER
Contract manager who executed the foregoing instrument for and on behalf of the
Secretary of Housing and Urban Development.

Dated: 6/8/10



Tonia M. Peckham
(Type or Print Name)

Notary Public in and for the State of WA

Residing at: Bothell

My appointment expires: 3/18/13



EXHIBIT "A"

PARCEL "A":

Portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point on the West line of said subdivision 873 feet North of the Southwest corner thereof; thence East 120 feet; thence North to the South line of the Puget Sound and Baker River Railway right-of-way; thence Westerly along South line of said right-of-way to the West line of said subdivision; thence South to the point of beginning.

EXCEPT the South 97 feet thereof.

PARCEL "B":

All that portion of the abandoned Puget Sound and Baker River Railroad lying North of and adjacent to the following described tract:

Beginning at a point 873 feet North of the Southwest corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M.; thence East 120 feet; thence North to the Puget Sound and Baker River Railway; thence West to a point North of the point of beginning; thence South to the point of beginning.

PARCEL "C":

Beginning at the Northwest corner of the Northeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M.; thence South 02 degrees 03'18" West along the West line of said Northeast $\frac{1}{4}$, a distance of 293.65 feet to the North right-of-way line of the Puget Sound and Baker River Railway conveyed by instrument recorded May 16, 1907, in Volume 62 of Deeds, page 369, records of Skagit County, Washington, as shown on survey filed in Volume 20 of Surveys at page 73, under Auditor's File No. 9802270078, records of Skagit County, Washington, and the point of beginning of this description; thence North 56 degrees 26'13" East, a distance of 43.95 feet; thence North 76 degrees 17'16" East, a distance of 29.35 feet; thence North 88 degrees 25'28" East, a distance of 59.87 feet; thence South 03 degrees 52'33" East, a distance of 15.35 feet to the North line of said Puget Sound and Baker River Railway; thence Westerly along the North line of said railway, a distance of 127.32 feet to the point of beginning of this description.



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