

Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lots 1 through 7, Block 9, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington;

TOGETHER WITH the West ½ of Woodland Avenue vacated December 3, 1968 under Skagit County Commissioners File No. 12,323 as would attach by operation of law;

EXCEPT the East ½ of the West ½ of said vacated Woodland Avenue lying between Lots 5 through 7 of Block 9 and Lots 5 through 7 of Block 10, said "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as conveyed to Harold Trulson and Agnes Trulson, husband and wife, by Deed recorded May 3, 1983 under Auditor's File No. 8305030011;

ALSO TOGETHER WITH that portion of the East ½ of the alley in said Block 9, the North ½ of 10th Street and the West ½ of Woodland Avenue as set forth in agreed judgment quieting title under Skagit County Superior Court Cause No. 91-2-00549-7 and recorded November 1, 1999 under Auditor's File No. 9111010074, as would attach by operation of law.

AND ALSO TOGETHER WITH that portion of Lots 1, 2 and 3 of Block 6, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington, TOGETHER WITH those portions of vacated or vacatable, 11th Street, Woodland Avenue and Lake Avenue that would revert thereto by operation of law lying Easterly of the centerline of the alley in Block 9 of said plat extended North.

AND ALSO TOGETHER WITH a non-exclusive easement for pedestrian ingress and egress over and across that certain stairway and path delineated on the face of that certain Survey recorded July 20, 1995 as Auditor's File No. 9507200075 over and across Lots 8 through 14, inclusive, Block 9, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, page 113 TOGETHER WITH rights of ingress and egress from the North end of said stairway Northeasterly to the Grantee's property to the East, as conveyed by Quit Claim Deed recorded under Auditor's File No. 200511230113.



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Skagit County Auditor