

When recorded return to:
Mr. and Mrs. Howard William Roberts
10675 Chelan Way
Sedro Woolley, WA 98284



201012300153
Skagit County Auditor

12/30/2010 Page 1 of 3 4:09PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 138478-OAE

LAND TITLE OF SKAGIT COUNTY

Grantor: Richard N. Nelson and Linda G. Nelson
Grantee: Howard William Roberts and Amy C. Roberts
Tax Parcel Number(s): P37762/350427-0-039-0306, P37870/350427-3-010-0501
Abbreviated Legal: Ptn NW 1/4 of SW 1/4, 27-35-4 E W.M.

Statutory Warranty Deed

THE GRANTOR(S) RICHARD N. NELSON AND LINDA G. NELSON, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to HOWARD WILLIAM ROBERTS AND AMY C. ROBERTS, HUSBAND AND WIFE GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

See Exhibit "A" attached for full legal description

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 138478-OAE.

Dated December 28, 2010

Richard N. Nelson

Linda G. Nelson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
4014
DEC 30 2010
Amount Paid \$ 5167.00
By Deputy
Skagit Co. Treasurer

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard N. Nelson and Linda G. Nelson

the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/29/10

My Comm. Expires 07/16/2014 No. 43816

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 7-16-14

PARCEL "A":

That portion of the West ½ of the Northwest ¼ of the Southwest ¼ of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of said subdivision and the North line of State Highway No. 17-A;
thence South 60°23'30" West along said North line 61.48 feet;
thence North 15°40'00" West 383.43 feet to the true point of beginning;
thence continue North 15°40'00" West 51.01 feet to the Southerly margin of the Old Puget Sound and Baker River Railroad right of way;
thence North 37°52'00" East along said Southerly right of way 278.47 feet to the East line of said subdivision;
thence South 0°01'45" West along said East line 269.03 feet;
thence North 89°58'15" West 157.17 feet to the true point of beginning.

EXCEPT that portion thereof, if any, lying within that certain tract of land conveyed to Mark Mulholland and Karla Mulholland, husband and wife, by Deed dated July 14, 1987 and recorded under Auditor's File No. 8707270035.

TOGETHER WITH non-exclusive easements for ingress, egress and utilities over and across those portions of the West ½ of the Northwest ¼ of the Southwest ¼ of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

1.) Beginning at the intersection of the East line of said subdivision with the North line of State Highway 17-A;
thence South 60°23'30" West along the North line of said State Highway, 61.48 feet to the true point of beginning;
thence continue South 60°23'30" West along the North line 51.52 feet;
thence North 15°40' West 409.90 feet to the Southerly margin of the Old Puget Sound and Baker River Railroad right of way;
thence North 37°52' East along said Southerly margin 62.18 feet;
thence South 15°40'00" East 434.44 feet to the true point of beginning.

2.) The Westerly 10 feet measured by a line drawn 10 feet Easterly of the Westerly line of the following described tract:

Beginning at the point of intersection of the East line of said subdivision with the North line of the State Highway running through said subdivision;
thence South 60°23'30" West 61.48 feet;
thence North 15°40' West 383.43 feet;
thence East 157.17 feet to a point on the East line of said subdivision, which is 338.73 feet North of the point of beginning;
thence South along said East line to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over that portion of the West ½ of the Northwest ¼ of the Southwest ¼ of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of said subdivision and the North line of State Highway No. 17-A;
thence South 60°23'30" West along the North line of said highway, 61.48 feet;
thence North 15°40'00" West 359.43 feet to the true point of beginning;
thence continue North 15°40'00" West 24.0 feet;
thence South 89°58'15" East 24.0 feet;
thence Southwesterly to the true point of beginning.

Situate in the County of Skagit, State of Washington.



PARCEL "B":

That portion of the West ½ of the Northwest ¼ of the Southwest ¼ of Section 27, Township 35 North, Range 4 East, W.M., lying Northwesterly of the Southeasterly line of the Puget Sound and Baker River Railway Company right of way and being more particularly described as follows:

Beginning at the West ¼ corner of said Section 27;
thence South 0°10'10" West along the West line of said Section 27, 1,000.04 feet;
thence North 89°33'52" East parallel with the North line of said Northwest ¼ of the Southwest ¼ of Section 27, 170.00 feet;
thence South 0°10'10" West parallel with said West line of Section 27, 265.17 feet to said Southeasterly railway right of way line;
thence North 37°47'55" East along said Southeasterly railway right of way line, 308.74 feet to the true point of beginning;
thence continue North 37°47'55" East along said line, 299.35 feet to an intersection with the South line of the North 878.5 feet of said Northwest ¼ of the Southwest ¼ of Section 27, as measured at right angles;
thence South 89°33'52" West, along said South line of the North 787.5 feet, 185.26 feet to a point that is North 0°26'08" West from the true point of beginning;
thence South 0°26'08" East 235.13 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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