

**After Recording Return To:**

Mark L. Mauden and Elizabeth A. Mauden  
P. O. Box 94  
Mount Vernon, WA 98273



201102280198  
Skagit County Auditor

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**WARRANTY DEED**

**GRANTOR:** B & M MANAGEMENT, LLC, a Washington limited liability company

**GRANTEES:** MARK L. MAUDEN and ELIZABETH A. MAUDEN, husband and wife

**Legal Description:**

Abbreviated Form: ptn of Gov. Lot 3, 19-35-5 E W.M.  
ptn Gov. Lot 2, 19-35-5 E W.M.  
ptn SE ¼ of SE1/4 20-34-4 E W.M.

Additional on Page: 1, 2, 3

**Assessor's Tax Parcel Nos:** Parcel A: P39499 / 350519-0-059-0102  
Parcel B: P39473 / 350519-0-037-0000  
Parcel C: P124767 / 340420-4-008-0100

THE UNDERSIGNED GRANTOR, B & M MANAGEMENT, LLC, a Washington limited liability company, for and in consideration of a transfer from a limited liability company to the owners of the limited liability company, conveys and warrants to MARK L. MAUDEN and ELIZABETH A. MAUDEN, husband and wife, all of the Grantor's right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor:

Parcel A:

A portion of Lot 3, Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the South line of said lot, 170 feet East of the Southwest corner thereof;  
thence North 312.55 feet;

WARRANTY DEED - 1

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#575

FEB 28 2011

Amount Paid \$0  
Skagit Co. Treasurer  
By *mam* Deputy

thence East 280 feet;  
thence South 311.65 feet to the South line of Lot 3;  
thence West 280 feet to place of beginning;

EXCEPT County Roads;

EXCEPT the West 175 feet of the following described tract:

That portion of Government Lot 3, Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the South line of said Government Lot 3 that is 170 feet East of the Southwest corner thereof;  
thence North 312.55 feet;  
thence East 280 feet;  
thence South 311.65 feet to the South line of said Government Lot 3;  
thence West 280 feet along said South line to the point of beginning;

EXCEPT that portion lying within the boundaries of State Street.

TOGETHER WITH non-exclusive, perpetual easements for ingress, egress, and underground utilities, over, under and across the following described real estate, situated in the County of Skagit, State of Washington, to wit:

The East 3.00 feet of the South 125.00 feet of the following described real property:

The West 175 feet of the following described tract:

That portion of Government Lot 3, Section 19, Township 35 North, Range 5, East W.M., described as follows:

Beginning at a point on the south line of said Government Lot 3 that is 170 feet East of the Southwest corner thereof; thence North 312.55 feet, thence East 280 feet, thence South 311.65 feet to the South line of said Government Lot 3, thence West 280 feet along said South line to the point of beginning, EXCEPT that portion lying within the boundaries of State Street.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

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



Parcel B:

That portion of Government Lot 2 in Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the intersection of the East line of county road along West line of said lot with North line of county road (Cemetery Road) along South line of said lot;  
thence North along East line of said road to a point that is 186 feet North of South line of said lot and to the point of beginning of the Tract herein described;  
thence continuing North along said road a distance of 120 feet, more or less, to a point that is 306 feet North of South line of said lot;  
thence East parallel with Cemetery Road a distance of 107 feet, more or less, to West line of a Tract conveyed to Calvin A. Cole, by deed recorded under Auditor's File No. 626607, records of Skagit County, Washington;  
thence South along said West line a distance of 120 feet, more or less, to a point in line that is parallel with the North line of the Cemetery Road and intersects the true point of beginning;  
thence West a distance of 107 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington.

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

Parcel C:

Lot 1 of Mount Vernon SP LU-05-102 recorded under Auditor's File No. 200607100137, records of Skagit County, Washington, being a portion of the Southeast quarter of the Southeast quarter of Section 20, Township 34 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

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



