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STATUTORY WARRANTY DEED FOR BOUNDARY LINE ADJUSTMENT

Grantor (s):

SEAWARD INVESTMENTS, INC.,

a Washington corporation

Grantee (s):

SEAWARD INVESTMENTS, INC.,

a Washington corporation

Additional Grantor(s) on page(s):

Additional Grantee(s) on page(s):

Abbreviated Legal:

ptn of Gov. Lots 1-3, 30-34-4 E W.M.

Additional Legal on page(s):

Exhibits A, B, C, D, and E

Assessor's Tax Parcel Nos.:

P28764 / 340430-0-002-0008

P28776 / 340430-0-004-0006 P28779 / 340430-0-006-0004

WHEREAS: The GRANTOR/GRANTEE, SEAWARD INVESTMENTS, INC., a Washington corporation, is the owner of the following parcels of property:

Parcel "A": (P28764) See attached Exhibit "A"

Parcel "B": (P28776 and P28779) See attached Exhibit "B"

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

1495

MAY 18 2011

Statutory Warranty Deed for Boundary Line Adjustment Page 1

Amount Paid \$20 Skagit Co. Treasurer By Mem Deputy WHEREAS: THE GRANTOR/GRANTEE, SEAWARD INVESTMENTS, INC., a Washington corporation, wishes to reconfigure the above-described parcels through a boundary line adjustment:

NOW THEREFORE, THE GRANTOR, SEAWARD INVESTMENTS, INC., a Washington corporation, for the purpose of establishing new boundary lines between parcels owned by Grantor and Grantee, and as the owner of Parcel "A" described above, does hereby convey and warrant to SEAWARD INVESTMENTS, INC., a Washington corporation, as owner of Parcel "B" described above, the following described real estate situate in the City of Mount Vernon, County of Skagit, State of Washington, to-wit: that property described as:

See attached Exhibit "C"

The above described property is to be combined or aggregated with contiguous property to the South owned by the Grantee (Parcel No. P28776).

AFTER COMPLETION OF THIS BOUNDARY LINE ADJUSTMENT, THE PARCELS OWNED BY GRANTEE/GRANTOR SHALL BE DESCRIBED AS FOLLOWS:

Revised Parcel "A": (P28764) See attached Exhibit "D"

Revised Parcel "B": (P28776 and P28779) See attached Exhibit "E"

This boundary line adjustment is not for the purpose of creating an additional building lot.

SEAWARD INVESTMENTS, INC., a Washington corporation

EANNE CRANNELL

Its Vice President/General Manager

Statutory Warranty Deed for Boundary Line Adjustment Page 2



A Programme of the contract of	varranty deed adjusting boundary <u>17th</u> day of <u>May</u> ,
2011.	CITY OF MOUNT VERNON
	By
State of Washington	
County of Skagit) ss	

I certify that I know or have satisfactory evidence that JEANNE CRANNELL is the person who appeared before me, and said person acknowledged that she signed this instrument as the Vice President and General Manager of SEAWARD INVESTMENTS, INC., a Washington corporation, and acknowledged it to be the free and voluntary act of said corporation for the uses and purposes mentioned in the instrument.

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY ---- PUBLIC
My Commission Expires 7-14-2012

BRUCE G. LISSER
NOTARY PUBLIC
Print Name of Notary
My appointment expires: 7-14-12

Statutory Warranty Deed for Boundary Line Adjustment Page 3



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Exhibit "A"

Seaward Investments, Inc. Parcel Prior to Boundary Line Adjustment (Skagit County Assessor's Parcel No. P-28764)

Parcel "A"

That portion of the East 832 feet of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East, W.M., lying South of that existing County Road known as the Kimble Road No. XCV; EXCEPT the following described tracts:

1. BEGINNING at the West 1/4 of said Section 30;

thence North 1°36'30" East along the West line of said Section 30, a distance of 1,387.43 feet to a point on the centerline of that County Road known as the Kimble Road No. XCV:

thence South 89°57'21" East along the centerline of said County Road, a distance of 498.80 feet to the TRUE POINT OF BEGINNING of this description;

thence continuing South 89°57'21" East along the centerline of said County Road a distance of 200 feet:

thence South 2°01'24" West a distance of 150 feet;

thence North 89°57'21" West a distance of 200 feet:

thence North 2°01'24" East a distance of 150 feet to the TRUE POINT OF BEGINNING of this description.

2. BEGINNING at the West 1/4 corner of said Section 30;

thence North 1°36'30" East along the West line of said Section 30, a distance of 1,387.43 feet to a point on the center line of the County Road;

thence South 89°57'21" East along the center line of said County Road, a distance of 890.39 feet to the TRUE POINT OF BEGINNING of this description;

thence South 2°01'24" West 230 feet;

thence North 89°57'21" West 220 feet;

thence North 2°01'24" East 80 feet, more or less, to the South line of a tract conveyed to W. L. Williamson, et ux, by deed dated October 25, 1968, recorded April 7, 1972 under Auditor's File No. 766685;

thence South 89°57'21" East 28.41 feet, more or less, to the Southeast corner of said Williamson tract:

thence North 2°01'24" East along the East line of said Tract 150 feet to the centerline of the aforementioned County Road;

thence South 89°57'21" East along the centerline of said road 191.59 feet, more or less, to the TRUE POINT OF BEGINNING.

3. That portion of said East 832 feet conveyed to Elizabeth (Betty) J. Sward by Deed recorded under Skagit County Auditor's File No. 200307100092.

TOGETHER WITH a non-exclusive easement to construct, maintain and repair a 10 inch pipeline, the same to be buried at a depth of not less than 30 inches on the strip of land described as follows:

BEGINNING at the West 1/4 corner of said Section 30; thence North 1°36'30" East, along the West line of said Section 30, a distance of 1,387.43 feet to a point on the centerline of the County road; thence South 89°57'21" East, along the centerline of the County road, a distance of 996.89 feet to the TRUE POINT OF BEGINNING of this description;

thence continuing South 89°57'21" East, along the centerline of the County road, a distance of 60 feet;

thence North 0°30'24" East a distance of 610.13 feet, more or less, to a point on the South line of that dike right of way as conveyed to Dike District No. 3 by that deed filed under Auditor's File No. 77342, records of Skagit County, Washington;

thence South 81°53'03" West along the South line of said dike right of way, a distance of 60.69 feet;

thence South 0°30'24" West a distance of 601.52 feet, more or less, to the TRUE POINT OF BEGINNING,

EXCEPT County Road along the South side thereof.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 23.97 acres





Exhibit "B"

Seaward Investments, Inc. Parcels
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Nos. P-28776 and P-28779)

Parcel "B"

Government Lot 3, Section 30, Township 34 North, Range 4 East, W.M.,

EXCEPT the West 330 feet thereof.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 30.01 acres



Exhibit "C"

Portion of Seaward Investments, Inc. Parcel No. P-28764 to be Boundary Line Adjusted to Seaward Investments, Inc. Parcel P-28776

That portion of the East 832 feet of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East, W.M., lying South of that existing County Road known as the Kimble Road No. XCV; EXCEPT the following described tracts:

1. BEGINNING at the West 1/4 of said Section 30;

thence North 1°36'30" East along the West line of said Section 30, a distance of 1,387.43 feet to a point on the centerline of that County Road known as the Kimble Road No. XCV:

thence South 89°57'21" East along the centerline of said County Road, a distance of 498.80 feet to the TRUE POINT OF BEGINNING of this description;

thence continuing South 89°57'21" East along the centerline of said County Road a distance of 200 feet;

thence South 2°01'24" West a distance of 150 feet;

thence North 89°57'21" West a distance of 200 feet;

thence North 2°01'24" East a distance of 150 feet to the TRUE POINT OF BEGINNING of this description.

2. BEGINNING at the West 1/4 corner of said Section 30;

thence North 1°36'30" East along the West line of said Section 30, a distance of 1,387.43 feet to a point on the center line of the County Road;

thence South 89°57'21" East along the center line of said County Road, a distance of 890.39 feet to the TRUE POINT OF BEGINNING of this description;

thence South 2°01'24" West 230 feet;

thence North 89°57'21" West 220 feet;

thence North 2°01'24" East 80 feet, more or less, to the South line of a tract conveyed to W. L. Williamson, et ux, by deed dated October 25, 1968, recorded April 7, 1972 under Auditor's File No. 766685;

thence South 89°57'21" East 28.41 feet, more or less, to the Southeast corner of said Williamson tract:

thence North 2°01'24" East along the East line of said Tract 150 feet to the centerline of the aforementioned County Road;

thence South 89°57'21" East along the centerline of said road 191.59 feet, more or less, to the TRUE POINT OF BEGINNING.

- 3. That portion of said East 832 feet conveyed to Elizabeth (Betty) J. Sward by Deed recorded under Skagit County Auditor's File No. 200307100092.
- 4. BEGINNING at the West 1/4 corner of said Section 30,



thence North 1°36'30" East along the West line of said Section 30 for a distance of 1,387.43 feet, more or less, to a point on the centerline of that County Road known as Dike Road (previously Kimble Road No. XCV);

thence South 89°57'21" East along the centerline of said County Road for a distance of 890.39 feet to the TRUE POINT OF BEGINNING;

thence South 2°01'24" West for a distance of 230.00 feet;

thence North 89°57'21" West for a distance of 220.00 feet;

thence North 2°01'24" East for a distance of 80.00 feet, more or less, to the South line of a tract of land conveyed to W. L. Williamson, et ux, by deed dated October 25, 1968 and recorded April 7, 1972 under Skagit County Auditor's File No. 766685;

thence North 89°57'21" West along said South line for a distance of 171.59 feet, more or less, to the Southwest corner of said Williamson tract, also being a point on the Easterly line of that certain boundary line adjustment to Elizabeth Sward, described on Quit Claim Deed recorded under Skagit County Auditor's File No. 200307100092, also being the Northwest corner of TDR Tract No. 91 shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 200701260137;

thence South 1°54'00" West along said East line of Elizabeth Sward boundary line adjustment recorded under Auditor's File No. 200307100092, also the West line of said TDR Tract No. 91 and 90 for a distance of 518.85 feet to the Southwest corner of said TDR Tract 90;

thence North 89°13'36" East along the South line of said TDR Tract 90 for a distance of 177.24 feet to the Southeast corner thereof, also being a point on the West line of TDR Tract 82;

thence South 1°08'54" West along said West line for a distance of 137.32 feet to the Southwest corner of said TDR Tract 82;

thence South 89°57'21" East along the South line of TDR Tracts 82, 83 and 84 for a distance of 482.94 feet to the Southeast corner of said TDR Tract 84:

thence North 1°01'48" East along the East line of TDR Tracts 84 and 87 or the East line extended for a distance of 803.38 feet, more or less, to a point on the centerline of said Dike Road at a point bearing South 89°57'21" East from the TRUE POINT OF BEGINNING;

thence North 89°57'21" West along said centerline for a distance of 257.77 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH a non-exclusive easement to construct, maintain and repair a 10 inch pipeline, the same to be buried at a depth of not less than 30 inches on the strip of land described as follows:

BEGINNING at the West 1/4 corner of said Section 30; thence North 1°36'30" East, along the West line of said Section 30, a distance of 1,387.43 feet to a point on the centerline of the County road; thence South 89°57'21" East, along the centerline of the County road, a distance of 996.89 feet to the TRUE POINT OF BEGINNING of this description;



thence continuing South 89°57'21" East, along the centerline of the County road, a distance of 60 feet;

thence North 0°30'24" East a distance of 610.13 feet, more or less, to a point on the South line of that dike right of way as conveyed to Dike District No. 3 by that deed filed under Auditor's File No. 77342, records of Skagit County, Washington;

thence South 81°53'03" West along the South line of said dike right of way, a distance of 60.69 feet;

thence South 0°30'24" West a distance of 601.52 feet, more or less, to the TRUE POINT OF BEGINNING,

EXCEPT County Road along the South side thereof.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 14.30 acres



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Exhibit "D"

Seaward Investments, Inc. Parcel No. P-28764 After Boundary Line Adjustment

That portion of the East 832 feet of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East, W.M. lying South of the existing road known as the Kimble Road No. XCV being more particularly described as follows:

BEGINNING at the West 1/4 corner of said Section 30, thence North 1°36'30" East along the West line of said Section 30 for a distance of 1,387.43 feet, more or less, to a point on the centerline of that County Road known as Dike Road (previously Kimble Road No. XCV);

thence South 89°57'21" East along the centerline of said County Road for a distance of 890.39 feet to the TRUE POINT OF BEGINNING; thence South 2°01'24" West for a distance of 230.00 feet; thence North 89°57'21" West for a distance of 220.00 feet; thence North 2°01'24" East for a distance of 80.00 feet, more or less, to the South line of a tract of land conveyed to W. L. Williamson, et ux, by deed dated October 25, 1968 and recorded April 7, 1972 under Skagit County Auditor's File No. 766685;

thence North 89°57'21" West along said South line for a distance of 171.59 feet, more or less, to the Southwest corner of said Williamson tract, also being a point on the Easterly line of that certain boundary line adjustment to Elizabeth Sward, described on Quit Claim Deed recorded under Skagit County Auditor's File No. 200307100092, also being the Northwest corner of TDR Tract No. 91 shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 200701260137;

thence South 1°54'00" West along said East line of Elizabeth Sward boundary line adjustment recorded under Auditor's File No. 200307100092, also the West line of said TDR Tract No. 91 and 90 for a distance of 518.85 feet to the Southwest corner of said TDR Tract 90; thence North 89°13'36" East along the South line of said TDR Tract 90 for a distance of 177.24 feet to the Southeast corner thereof, also being a point on the West line of TDR Tract 82;

thence South 1°08'54" West along said West line for a distance of 137.32 feet to the Southwest corner of said TDR Tract 82; thence South 89°57'21" East along the South line of TDR Tracts 82, 83 and 84 for a distance of 482.94 feet to the Southeast corner of said TDR Tract 84;

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thence North 1°01'48" East along the East line of TDR Tracts 84 and 87 or the East line extended for a distance of 803.38 feet, more or less, to a point on the centerline of said Dike Road at a point bearing South 89°57'21" East from the TRUE POINT OF BEGINNING; thence North 89°57'21" West along said centerline for a distance of 257.77 feet, more or less, to the TRUE POINT OF BEGINNING.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 9.67 acres



Exhibit "E"

Seaward Investments, Inc. Parcels Nos. P-28776 and P-28779 After Boundary Line Adjustment

Parcel "A"

Government Lot 3, Section 30, Township 34 North, Range 4 East, W.M., EXCEPT the West 330 feet thereof.

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

Parcel "B"

That portion of the East 832 feet of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East, W.M., lying South of that existing County Road known as the Kimble Road No. XCV; EXCEPT the following described tracts:

1. BEGINNING at the West 1/4 of said Section 30;

thence North 1°36'30" East along the West line of said Section 30, a distance of 1,387.43 feet to a point on the centerline of that County Road known as the Kimble Road No. XCV;

thence South 89°57'21" East along the centerline of said County Road, a distance of 498.80 feet to the TRUE POINT OF BEGINNING of this description;

thence continuing South 89°57'21" East along the centerline of said County Road a distance of 200 feet;

thence South 2°01'24" West a distance of 150 feet;

thence North 89°57'21" West a distance of 200 feet;

thence North 2°01'24" East a distance of 150 feet to the TRUE POINT OF BEGINNING of this description.

2. BEGINNING at the West 1/4 corner of said Section 30;

thence North 1°36'30" East along the West line of said Section 30, a distance of 1,387.43 feet to a point on the center line of the County Road;

thence South 89°57'21" East along the center line of said County Road, a distance of 890.39 feet to the TRUE POINT OF BEGINNING of this description;

thence South 2°01'24" West 230 feet:

thence North 89°57'21" West 220 feet;

thence North 2°01'24" East 80 feet, more or less, to the South line of a tract conveyed to W. L. Williamson, et ux, by deed dated October 25, 1968, recorded April 7, 1972 under Auditor's File No. 766685;

thence South 89°57′21" East 28.41 feet, more or less, to the Southeast corner of said Williamson tract;

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thence North 2°01'24" East along the East line of said Tract 150 feet to the centerline of the aforementioned County Road;

thence South 89°57'21" East along the centerline of said road 191.59 feet, more or less, to the TRUE POINT OF BEGINNING.

- 3. That portion of said East 832 feet conveyed to Elizabeth (Betty) J. Sward by Deed recorded under Skagit County Auditor's File No. 200307100092.
- 4. BEGINNING at the West 1/4 corner of said Section 30.

thence North 1°36'30" East along the West line of said Section 30 for a distance of 1,387.43 feet, more or less, to a point on the centerline of that County Road known as Dike Road (previously Kimble Road No. XCV);

thence South 89°57'21" East along the centerline of said County Road for a distance of 890.39 feet to the TRUE POINT OF BEGINNING;

thence South 2°01'24" West for a distance of 230.00 feet;

thence North 89°57'21" West for a distance of 220.00 feet;

thence North 2°01'24" East for a distance of 80.00 feet, more or less, to the South line of a tract of land conveyed to W. L. Williamson, et ux, by deed dated October 25, 1968 and recorded April 7, 1972 under Skagit County Auditor's File No. 766685;

thence North 89°57'21" West along said South line for a distance of 171.59 feet, more or less, to the Southwest corner of said Williamson tract, also being a point on the Easterly line of that certain boundary line adjustment to Elizabeth Sward, described on Quit Claim Deed recorded under Skagit County Auditor's File No. 200307100092, also being the Northwest corner of TDR Tract No. 91 shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 200701260137;

thence South 1°54'00" West along said East line of Elizabeth Sward boundary line adjustment recorded under Auditor's File No. 200307100092, also the West line of said TDR Tract No. 91 and 90 for a distance of 518.85 feet to the Southwest corner of said TDR Tract 90;

thence North 89°13'36" East along the South line of said TDR Tract 90 for a distance of 177.24 feet to the Southeast corner thereof, also being a point on the West line of TDR Tract 82:

thence South 1°08'54" West along said West line for a distance of 137,32 feet to the Southwest corner of said TDR Tract 82;

thence South 89°57'21" East along the South line of TDR Tracts 82, 83 and 84 for a distance of 482.94 feet to the Southeast corner of said TDR Tract 84:

thence North 1°01'48" East along the East line of TDR Tracts 84 and 87 or the East line extended for a distance of 803.38 feet, more or less, to a point on the centerline of said Dike Road at a point bearing South 89°57'21" East from the TRUE POINT OF BEGINNING;

thence North 89°57'21" West along said centerline for a distance of 257.77 feet, more or less, to the TRUE POINT OF BEGINNING.

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TOGETHER WITH a non-exclusive easement to construct, maintain and repair a 10 inch pipeline, the same to be buried at a depth of not less than 30 inches on the strip of land described as follows:

BEGINNING at the West 1/4 corner of said Section 30; thence North 1°36'30" East, along the West line of said Section 30, a distance of 1,387.43 feet to a point on the centerline of the County road; thence South 89°57'21" East, along the centerline of the County road, a distance of 996.89 feet to the TRUE POINT OF BEGINNING of this description;

thence continuing South 89°57'21" East, along the centerline of the County road, a distance of 60 feet;

thence North 0°30'24" East a distance of 610.13 feet, more or less, to a point on the South line of that dike right of way as conveyed to Dike District No. 3 by that deed filed under Auditor's File No. 77342, records of Skagit County, Washington;

thence South 81°53'03" West along the South line of said dike right of way, a distance of 60.69 feet;

thence South 0°30'24" West a distance of 601.52 feet, more or less, to the TRUE POINT OF BEGINNING,

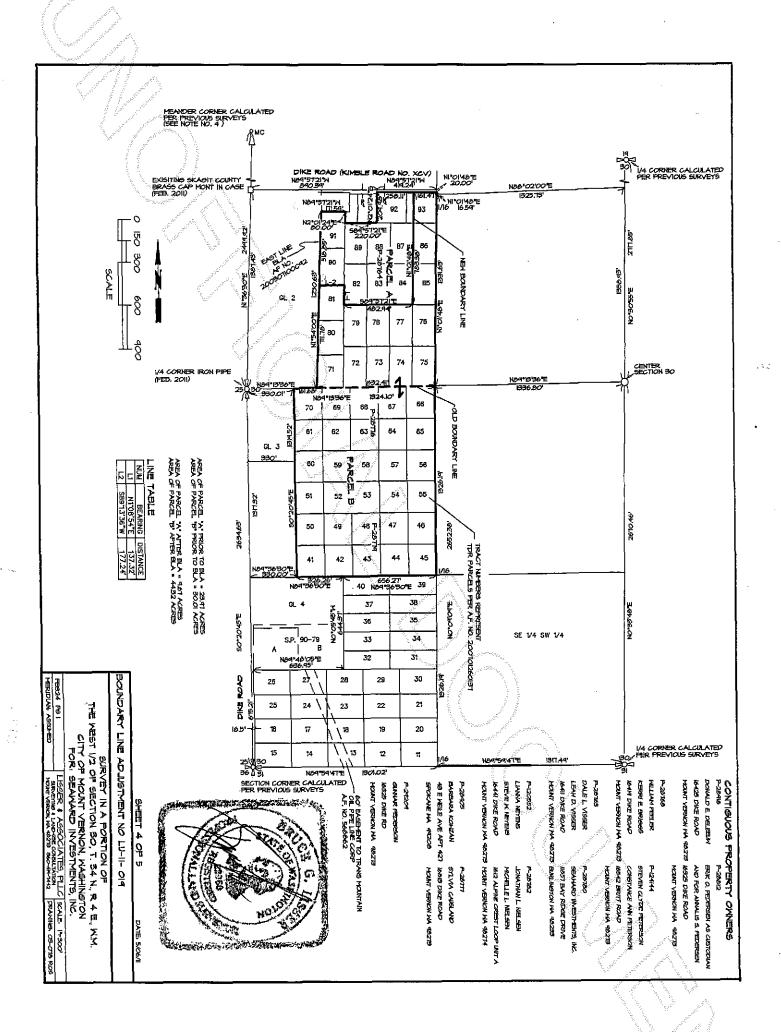
EXCEPT County Road along the South side thereof.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 44.31 acres





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