

**After Recording Return To:**

**Scribner-Johnston Family Properties, LLC  
17344 Bennett Road  
Mount Vernon, WA 98273**



201105240034

Skagit County Auditor

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5 10:51AM

**STATUTORY WARRANTY DEED**

**GRANTOR:** KERMA M. SCRIBNER, a single person  
**GRANTEE:** SCRIBNER-JOHNSTON FAMILY PROPERTIES, LLC, a  
Washington limited liability company

**Legal Description:**

Abbreviated Form: Ptn SE ¼ of the SE ¼ 28-35-4 E W.M. and Ptn NE ¼ of the NE  
¼ 33-35-4 E W.M.

Additional on: Exhibit A

**Assessor's Tax Parcel No:** 350428-4-006-0009; P38050  
350433-1-001-0003; P38287  
350433-1-002-0002; P38288

THE UNDERSIGNED GRANTOR, **KERMA M. SCRIBNER**, a single person, for and in consideration of the transfer of capital to a limited liability company (mere change in form of ownership), and for no monetary consideration, conveys and warrants to **SCRIBNER-JOHNSTON FAMILY PROPERTIES, LLC**, a Washington limited liability company, all of Grantor's right, title and interest in and to the following described real estate, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington, to-wit:

Those certain tracts of land listed and described in Exhibit "A" attached hereto and incorporated by reference as if fully set forth herein.

SUBJECT TO: Easements, restrictions and reservations of record.

DATED this 19<sup>th</sup> day of May, 2011.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#1551

MAY 24 2011

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

*Kerma M. Scribner*  
KERMA M. SCRIBNER

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} SS.

I certify that I know or have satisfactory evidence **KERMA M. SCRIBNER** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 19<sup>th</sup> day of May, 2011.



KATE SZUREK  
NOTARY PUBLIC - STATE OF WASHINGTON  
My Commission Expires  
September 16, 2014

*Kate Szurek*

Printed Name KATE SZUREK  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 9/16/2014

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**EXHIBIT "A"**  
**STATUTORY WARRANTY DEED**

**Legal Description:**

**350428-4-006-0009; P38050**

That portion of the Southeast Quarter of the Southeast Quarter of Section 28, Township 35 North, Range 4 East W.M., lying Southerly of the Burlington Northern Railway;

EXCEPT County road.

EXCEPT that portion lying East of a line drawn parallel with and 787.4 feet West of the East line of said subdivision; AND

EXCEPT that portion lying within the following described tract:

Beginning at the Southeast corner of said Section 28, Township 35 North, Range 4 East W.M.;

Thence North 86°17'40" West along the section line common to Sections 28 and 33, a distance of 1,007.37 feet to the true point of beginning for this description; thence North 0°42'00" East, 186.18 feet to the South line of the Lafayette Road; thence South 60°42' West along the Southerly line of said road, 128.46 feet to the P.C. of a curve to the left, said curve having a radius of 204.18 feet and a central angle of 49°13'50";

thence along said curve an arc distance of 175.44 feet to the P.T. of said curve; thence South 11°28'10" West along the Easterly line of said road, 250.72 feet; thence South 86°17'40" East, 256.95 feet; thence North 0°42'00" East, 276.52 feet to the true point of beginning.

**350433-1-001-0003; P38287**

That portion of the Northeast Quarter of the Northeast Quarter of Section 33, Township 35 North, Range 4 East W.M., lying Southeast of the Southeast line of the County road commonly known as the Lafayette Road;

EXCEPT that portion thereof lying Southeasterly of the Puget Sound and Baker River Railway right of way across the Southeast corner of said subdivision; AND

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**EXHIBIT "A" CONTINUED**  
**STATUTORY WARRANTY DEED**

EXCEPT that portion thereof lying within the following described tracts:

- 1.) Beginning at the Southwest corner of said subdivision;  
thence South  $87^{\circ}25'30''$  East along the South line of said subdivision, 725.0 feet;  
thence North  $1^{\circ}19'$  East parallel to the West line of said subdivision 96.0 feet to  
an existing fence line;  
  
thence North  $89^{\circ}39'$  West along said existing fence line 595.0 feet to the P.C. of a  
10 degree curve to the right;  
thence following said 10 degree curve to the right, 128.0 feet to the West line of  
said subdivision;  
thence South along the West line of said subdivision to the point of beginning.
- 2.) Beginning at the Southeast corner of Section 28, Township 35 North, Range 4  
East W.M.;  
thence North  $86^{\circ}17'40''$  West along the section line common to Sections 28 and  
33, a distance of 1,007.37 feet;  
thence South  $0^{\circ}42'00''$  West a distance of 276.52 feet to the true point of  
beginning for this description;  
thence South  $0^{\circ}42'00''$  West, 303.50 feet;  
thence North  $86^{\circ}17'40''$  West, 327.19 feet to a point on a curve on the Easterly  
line of the Lafayette Road, said curve having a radius of 1,170.92 feet and a  
central angle of  $8^{\circ}20'30''$ ;  
thence Northeasterly along said curve (to the left) an arc distance of 173.82 feet to  
the P.T. of said curve;  
thence North  $11^{\circ}28'10''$  East along the Easterly line of the Lafayette Road, 134.45  
feet;  
thence South  $86^{\circ}17'40''$  East, 256.95 feet to the true point of beginning.
- 3.) Beginning at the Southeast corner of Section 28, Township 35 North, Range 4  
East W.M.;  
thence North  $86^{\circ}17'40''$  West along the section line common to Sections 28 and  
33, a distance of 1,007.37 feet to the true point of beginning for this description;  
thence North  $00^{\circ}42'00''$  East, 186.18 feet to the South line of Lafayette Road;

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**EXHIBIT "A" CONTINUED**  
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thence South 60°42' West along the Southerly line of said road, 128.46 feet to the P.C. of a curve to the left, said curve having a radius of 204.18 feet and a central angle of 49°13'50";  
thence along said curve an arc distance of 175.44 feet to the P.T. of said curve;  
thence South 11°28'10" West along the Easterly line of said road, 250.75 feet;  
thence South 86°17'40" East, 256.95 feet;  
thence North 0°42'00" East, 276.52 feet to the true point of beginning.

**350433-1-002-0002; P38288**

That portion of the Northeast Quarter of the Northeast Quarter of Section 33, Township 35 North, Range 4 East W.M., lying Southeasterly of the Puget Sound and Baker River Railway right of way.

Situate in the County of Skagit, State of Washington.

-End of Exhibit "A"-

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