

AFTER RECORDING MAIL TO:

Winward Real Estate Services, Inc.
335 Parkplace Center G-111
Kirkland, WA 98033



201105250127
Skagit County Auditor

5/25/2011 Page 1 of 5 3:43PM

Filed for Record at Request of:

First American Title Insurance Company National Commercial
Services

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

101632

STATUTORY WARRANTY DEED

File No: **NCS-475850-WA1 (cas)**

Date: **May 25, 2011**

Grantor(s): **Chaffey Homes, Inc. and Chafey North, LLC**

Grantee(s): **Winward Real Estate Services, Inc.**

Abbreviated Legal: **Section 22, Township 34, Range 4; Ptn SW and Tract 302,
"EAGLEMONT PHASE 1C"**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P116371 P27545**

THE GRANTOR(S) Chaffey Homes, Inc., a Washington corporation as to Parcel A and Chafey North, LLC, a Washington limited liability company as to Parcel B for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Winward Real Estate Services, Inc., a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

PARCEL A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1575

MAY 25 2011

Amount Paid \$ **3921.00**
Skagit Co. Treasurer
By *ndm* Deputy

APN: P116371

Statutory Warranty Deed
- continued

File No.: NCS-475850-WA1 (cas)
Date: 05/20/2011

THAT PORTION OF TRACT D OF CITY OF MOUNT VERNON SHORT PLAT NO. MV-20-81, APPROVED OCTOBER 27, 1981 AND RECORDED OCTOBER 28, 1981 IN VOLUME 5 OF SHORT PLATS, PAGE 139, UNDER AUDITOR'S FILE NO. 8110280008, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THAT PORTION OF TRACT D OF CITY OF MOUNT VERNON SHORT PLAT NO. MV-1-83, APPROVED APRIL 26, 1983, AND RECORDED APRIL 27, 1983, IN VOLUME 8 OF SHORT PLATS, PAGE 58, UNDER AUDITOR'S FILE NO. 8304270013, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTHERLY OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE M.R. NILSON CONSTRUCTION, INC., A WASHINGTON CORPORATION, BY DEED DATED APRIL 29, 1985, AND RECORDED MAY 1, 1985, UNDER AUDITOR'S FILE NO. 8505010024, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN VOLUME 600 OF OFFICIAL RECORDS, PAGE 365; AND LYING SOUTHERLY OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF TRACT "A" OF SHORT PLAT NO. MV-1-83 ; ALL OF SAID PORTIONS BEING IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.;

EXCEPT EAST BROADWAY STREET;

AND EXCEPT SOUTH WAUGH ROAD;

AND ALSO EXCEPT A PORTION OF TRACT D OF SHORT PLAT NO. MV-20-81 AND A PORTION OF TRACT D OF SHORT PLAT NO. MV-1-83, MORE PARTICULARLY DESCRIBED AS FOLLOWS:



BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 8, "TIMBERLINE DIVISION NO. 1", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 89°12'57" EAST, ALONG THE SOUTH LINE OF SAID PLAT AND ALONG THE SOUTH LINE OF THE PLAT OF TIMBERLINE DIVISION 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 79, AND ALONG THE SOUTH LINE OF TRACT C OF SAID SHORT PLAT NO. MV-1-83, A DISTANCE OF 1,015.29 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C; THENCE SOUTH 0°22'09" WEST ALONG THE EAST LINE OF TRACT D OF SAID SHORT PLAT NO. MV-1-83 AND EAST LINE EXTENDED, A DISTANCE OF 925.77 FEET; THENCE SOUTH 0°54'14" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 89°05'46" WEST, AND A RADIUS OF 400.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°24'19" AND AN ARC LENGTH OF 142.46 FEET TO A POINT OF TANGENCY; THENCE SOUTH 70°29'55" WEST, A DISTANCE OF 145.36 FEET; THENCE SOUTH 19°30'05" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 70°29'55" WEST AND A RADIUS OF 430.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°06'07" AND AN ARC LENGTH OF 120.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 86°36'02" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET; THENCE SOUTH 86°36'02" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND AN INITIAL TANGENT BEARING OF NORTH 3°23'58" WEST; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET TO ITS POINT OF TANGENCY; THENCE SOUTH 86°36'02" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 680.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°01'04" AND AN ARC LENGTH OF 71.42 FEET; THENCE NORTH 2°37'06" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 650.00 FEET AND AN INITIAL TANGENT BEARING OF NORTH 87°22'54" EAST; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°20'42" AND AN ARC LENGTH OF 140.05 FEET TO ITS POINT OF TANGENCY; THENCE NORTH 75°02'12" WEST, A DISTANCE OF 155.91 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°38'57" AND AN ARC LENGTH OF 76.70 FEET; THENCE NORTH 89°41'09" WEST, A DISTANCE OF 55.00 FEET; THENCE NORTH 0°18'51" EAST, A DISTANCE OF 1,000.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

AND FURTHER EXCEPT THAT PORTION THEREOF PLATTED AS "MONTREAUX PHASE 1", BY PLAT RECORDED AS AUDITOR'S FILE NO. 200707230124.

PARCEL B

THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:



APN: P116371

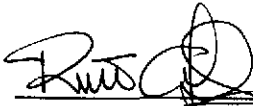
Statutory Warranty Deed
- continued

File No.: NCS-475850-WA1 (cas)
Date: 05/20/2011

**TRACT 302, "EAGLEMONT PHASE 1C", ACCORDING TO THE PLAT THEREOF RECORDED
IN FEBRUARY 1, 2000, UNDER AUDITOR'S FILE NO. 200002010036, RECORDS OF
SKAGIT COUNTY, WASHINGTON.**

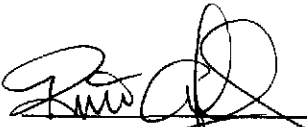
Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Chaffey Homes, Inc., a Washington
corporation



By: Robert Chaffey, Co-President

Chafey North, LLC, a Washington limited
liability company



By: Robert Chaffey,



APN: P116371

Statutory Warranty Deed
- continued

File No.: NCS-475850-WA1 (cas)
Date: 05/20/2011

STATE OF Washington)
)-ss
COUNTY OF King)

I certify that I know or have satisfactory evidence that **Robert Chaffey**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Co-President** of **Chaffey Homes, Inc.** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: May 24, 2011

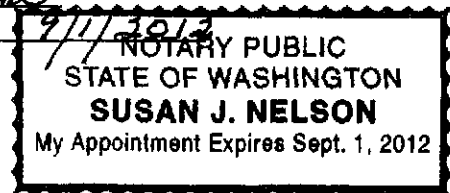
Susan J. Nelson

Notary Public in and for the State of Washington

Residing at: Kirkland

My appointment expires: 9/1/2012

STATE OF Washington)
)-ss
COUNTY OF King)



I certify that I know or have satisfactory evidence that **Robert Chaffey**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the Co-President of **Chaffey North, LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: May 24, 2011

Susan J. Nelson

Notary Public in and for the State of Washington

Residing at: Kirkland

My appointment expires: 9/1/2012

