



201106300002
Skagit County Auditor

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After Recording Return To:
Skagit Law Group, PLLC
P. O. Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

GRANTOR: B & C REAL ESTATE HOLDINGS, INC.,
a Washington corporation, formerly known as
DYNES FARMS, INC.

GRANTEE: B & C REAL ESTATE HOLDINGS, INC.,
a Washington corporation

Legal Description:
Abbreviated Form: Ptn of N 1/2 S7, T35N, R4E, W. M.
Additional on: Exhibit "A"

Assessor's Tax Parcel Nos.: P35913 / 350407-1-007-0009
P35914 / 350407-1-008-0008
P35915 / 350407-1-008-0107
P35920 / 350407-1-010-0004
P35924 / 350407-2-002-0002
P103677 / 350407-1-008-0305

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#1920
JUN 29 2011

Amount Paid \$
Skagit Co. Treasurer
By *ham* Deputy

THE GRANTOR, B & C REAL ESTATE HOLDINGS, INC., a Washington corporation, formerly known as DYNES FARMS, INC., for and in consideration of clearing title to reflect a change in the corporate name of the Grantor from Dynes Farms, Inc. to B & C Real Estate Holdings, Inc., conveys and warrants to B & C REAL ESTATE HOLDINGS, INC., a Washington corporation, the following described real estate, situated in the County of Skagit, State of Washington, to-wit:

See attached "Exhibit A"

Exhibit "A"

PARCEL "A":

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, and of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ that is 950 feet East of the Southwest corner of said subdivision;
thence Northeasterly in a straight line to the Northeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence East along the North line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ to the centerline of the Samish River;
thence Southerly along the centerline of said Samish River to the South line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence West along the South line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the South line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ to the point of beginning, EXCEPT County roads and rights of way therefore.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., EXCEPT County road rights of way, AND EXCEPT that portion described as follows:

Beginning at the Northwest corner of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence East along the North line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 950 feet;
thence Southwesterly in a straight line to a point on the South line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ that is 520 feet East of the Southwest corner of said subdivision;
thence West 520 feet to the Southwest corner of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence North to the point of beginning.

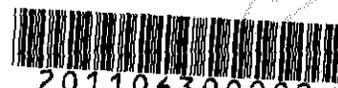
Situate in the County of Skagit, State of Washington.

PARCEL "C":

The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., EXCEPT County road rights of way AND EXCEPT a 20 foot strip deeded to Skagit County for road purposes by deed recorded April 17, 1964, under Auditor's File No. 649320.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"



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PARCEL "D":

That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., lying Westerly of the former railroad right of way commonly known both as the Pacific Highway and as Old Highway 99, EXCEPT the North 20 feet thereof.

EXCEPT from Parcels "A" through "D" above, the following described tracts:

1. That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ lying between the centerline of the Samish River and a line drawn 25 feet Westerly of the line of mean high water of said river.
2. That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ lying between lines drawn 25 feet Easterly and 25 feet Westerly of the line of mean high water of the Samish River.
3. That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision as shown on the plat of "SAMISH RIVER PARK, DIVISION NO. 1", as per plat recorded in Volume 9 of Plats, pages 43 and 44, records of Skagit County, Washington;

thence South $89^{\circ}03'40''$ West along the North line of said subdivision, 296.42 feet to the true point of beginning;

thence South $3^{\circ}06'20''$ East 115.02 feet;

thence North $89^{\circ}03'40''$ East parallel with said North line, 88.00 feet;

thence South $3^{\circ}06'20''$ East 190.74 feet;

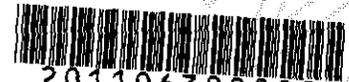
thence South $89^{\circ}03'40''$ West 220 feet, more or less, to the Samish River;

thence Northerly along said Samish River to an intersection with said North line of said subdivision;

thence North $89^{\circ}03'40''$ East along said North line, 280 feet, more or less, to the true point of beginning,

Situate in the County of Skagit, State of Washington.

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