



201209260031
Skagit County Auditor

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After recording, return to (Name, Address, Zip):

CLAIM OF LIEN

Grantor (Name of person indebted to Claimant): LA CONNER ASSOC. VAUGHN JOLLEY
Grantee (Claimant): LUTHER RALPH
Abbreviated Legal Description: SEE ATTACHED PAGES (LA CONNER BLK. G)
Assessor's Property Tax Parcel or Account No: P74046, P74047, P74051, P74053,
Reference No(s) of Related Documents: APPRAISAL # 79410, DEED # 9610310087

LUTHER RALPH

Claimant,

P74057, P74469, P74470,
P74392, P74494, P74495,
P74496,

vs.

LA CONNER ASSOC.
VAUGHN JOLLEY

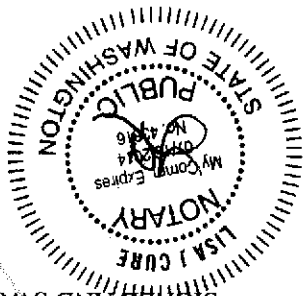
Name of person indebted to Claimant..

Notice is hereby given that the person named below claims a lien pursuant to Chapter 64.04 RCW. In support of this lien the following information is submitted:

- Name of Lien Claimant: LUTHER RALPH ARCHITECT
Telephone Number: 360 299 9130 Address: POB 903
LA CONNER, WA. 98257
- Date on which the Claimant began to perform labor, provide professional services, supply material or equipment or the date on which employee benefit contributions became due: 18 JUNE 2012
- Name of person indebted to the Claimant: VAUGHN JOLLEY, LA CONNER ASSOC.
- Description of the property against which a lien is claimed (Street address, legal description or other information that will reasonably describe the property): ENTIRE PRIVATELY OWNED
CITY BLOCK AT 813 SOUTH 2ND STREET, LA CONNER, WA.
ALSO SEE TAX PARCEL NOS ABOVE.
- Name of the owner or reputed owner (If not known state "unknown"): VAUGHN JOLLEY
- The last date on which labor was performed; professional services were furnished; or contributions to an employee benefit plan were due; or material or equipment was furnished: 28 JUNE 2012

(OVER)

UNOFFICIAL STATEMENT



Notary Public for Washington
My appointment expires 7-16-14

SIGNED AND SWORN TO before me on

Washington ID provided
for verification of identity

claimant (or attorney of the claimant, or administrator, representative, or agent of the trustees of an employee benefit plan) above named; I have read or heard the foregoing claim, read and know the contents thereof, and believe the same to be true and correct and that the claim of lien is not frivolous and is made with reasonable cause, and is not clearly excessive under penalty of perjury.

being sworn, says: I am the

Luther Ralph

STATE OF WASHINGTON,
County of Skagit
} ss.

CLAIMANT
LUTHER RALPH
CLAIMANT'S NAME (TYPED OR PRINTED)
POB 903
STREET ADDRESS
LACONNER WA 98257
CITY STATE ZIP PHONE
360 299 9150

7. Principal amount for which the lien is claimed is: \$3,000.00 LABOR
8. If the Claimant is the assignee of this claim so state here:

[Handwritten signature]

Skagit County Assessor Parcel Details

Parcel Number P74046 **XrefID** 4123-017-001-0007 **Quarter** 04 **Section** 36 **Township** 34 **Range** 02

Owner Information
 LACONNER ASSOCIATES LLC
 PO BOX 1155
 LA CONNER, WA 98257

Site Address(es)

Location Map
[Locate this Parcel on iMap](#)
 Assessor's Parcel Map: [PDF](#) | [DWF](#)

2009 Values for 2010 Taxes

Building Market Value \$0.00
 Land Market Value +\$24,800.00
 Total Market Value \$24,800.00
 Assessed Value \$24,800.00
 Taxable Value \$24,800.00

[View Value History](#)

Sale Information

Deed Type WARRANTY DEED
 Sale Date 10/3/1996
 Sale Price \$1,050,000.00
[View Sales History](#)

2010 Property Tax Summary

2010 Taxable Value \$24,800.00
 General Taxes \$258.38
 Special Assessments/Fees
Total Taxes \$258.38
[View Tax Statement](#)

Legal Description [Definitions](#)

LA CONNER, LOT 1, BLOCK Q, TOGETHER WITH THE EAST 1/2 OF VACATED ALLEY

Land Use	(690) MISCELLANEOUS SERVICES	WAC 458-53-030
Neighborhood	(716) MFG. - SITE; COMMERCIAL IMPROVEMENT	
Utilities	PWR-U,WTR-P	Septic Information
Levy Code	0920	
City District	La Conner	
School District	SD311	
Fire District		
Year Built		
Acres	0	
Living Area		
Bedrooms		
Appliances		
Exemptions		

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

NO PHOTO AVAILABLE FOR THIS PARCEL



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Skagit County Auditor

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Skagit County Assessor Parcel Details

Parcel Number P74047 **XrefID** 4123-017-009-0009 **Quarter** 04 **Section** 36 **Township** 34 **Range** 02

Owner Information
 LACONNER ASSOCIATES LLC
 PO BOX 1155
 LA CONNER, WA 98257

Site Address(es)
 813 S 2ND ST
 LA CONNER, WA 98257

Location Map
[Locate this Parcel on iMap](#)
 Assessor's Parcel Map: [PDF](#) | [DWF](#)

2009 Values for 2010 Taxes
 Building Market Value \$13,500.00
 Land Market Value +\$154,300.00
 Total Market Value \$167,800.00
 Assessed Value \$167,800.00
 Taxable Value \$167,800.00
[View Value History](#)

Sale Information
 Deed WARRANTY
 Type DEED
 Sale Date 10/3/1996
 Sale Price \$1,050,000.00
[View Sales History](#)

2010 Property Tax Summary
 2010 Taxable Value \$167,800.00
 General Taxes \$1,748.10
 Special Assessments/Fees
Total Taxes \$1,748.10
[View Tax Statement](#)

Legal Description [Definitions](#)
 LA CONNER E1/2 VAC ALLEY ADJ LTS 2-5 & S1/2 LT 6 EXC E 10FT

Land Use	(690) MISCELLANEOUS SERVICES	WAC 458-53-030
Neighborhood	(712) INDUSTRIAL BLDG	
Utilities	SEW,WTR-P	Septic Information
Levy Code	0920	
City District	La Conner	
School District	SD311	
Fire District		
Year Built	1979	
Acres	0	
Living Area	0.00 sq ft	
Bedrooms		
Appliances		
Exemptions		

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace



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Skagit County Assessor Parcel Details

Parcel Number P74051 **XrefID** 4123-017-018-0008 **Quarter** 04 **Section** 36 **Township** 34 **Range** 02

Owner Information
 LACONNER ASSOCIATES LLC
 PO BOX 1155
 LA CONNER, WA 98257

Site Address(es)
 813 S 2ND ST
 LA CONNER, WA 98257

Location Map
[Locate this Parcel on iMap](#)
 Assessor's Parcel Map: [PDF](#) | [DWF](#)

2009 Values for 2010 Taxes

Building Market Value	\$4,500.00
Land Market Value	+\$214,800.00
Total Market Value	\$219,300.00
Assessed Value	\$219,300.00
Taxable Value	\$219,300.00

[View Value History](#)

Sale Information

Deed Type	WARRANTY DEED
Sale Date	10/3/1996
Sale Price	\$1,050,000.00

[View Sales History](#)

2010 Property Tax Summary

2010 Taxable Value	\$219,300.00
General Taxes	\$2,284.64
Special Assessments/Fees	
Total Taxes	\$2,284.64

[View Tax Statement](#)

Legal Description **Definitions**
 LA CONNER W1/2 VAC ALLEY ADJ & 13 TO 18 BLK Q & E1/2 VAC SECOND ST INC M/H GS0037
 BLK LBL 84 60X24

Land Use	(690) MISCELLANEOUS SERVICES	WAC 458-53-030
Neighborhood	(716) WAREHOUSE	
Utilities	SEW,WTR-P	Septic Information
Levy Code	0920	
City District	La Conner	
School District	SD311	
Fire District		
Year Built	1989	
Acres	0	
Living Area	2400.00 sq ft	
Bedrooms		
Appliances		
Exemptions		

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace



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Skagit County Assessor Parcel Details

Parcel Number P74053 **XrefID** 4123-017-019-0007 **Quarter** 04 **Section** 36 **Township** 34 **Range** 02

Owner Information
 LACONNER ASSOCIATES LLC
 PO BOX 1155
 LA CONNER, WA 98257

Site Address(es)

Location Map
[Locate this Parcel on iMap](#)
 Assessor's Parcel Map: [PDF](#) | [DWF](#)

2009 Values for 2010 Taxes

Building Market Value \$0.00
 Land Market Value +\$35,800.00
 Total Market Value \$35,800.00
 Assessed Value \$35,800.00
 Taxable Value \$35,800.00
[View Value History](#)

Sale Information

Deed Type WARRANTY DEED
 Sale Date 10/3/1996
 Sale Price \$1,050,000.00
[View Sales History](#)

2010 Property Tax Summary

2010 Taxable Value \$35,800.00
 General Taxes \$372.96
 Special Assessments/Fees
Total Taxes \$372.96
[View Tax Statement](#)

Legal Description [Definitions](#)

LA CONNER W1/2 VAC ALLEY ADJ & LOT 19 BLK Q & E1/2 VACATED SECOND ST

Land Use	(690) MISCELLANEOUS SERVICES	WAC 458-53-030
Neighborhood	(712) INDUSTRIAL BLDG	
Utilities	SEW,WTR-P	Septic Information
Levy Code	0920	
City District	La Conner	
School District	SD311	
Fire District		
Year Built		
Acres	0	
Living Area		
Bedrooms		
Appliances		
Exemptions		
		Foundation
		Construction Style
		Exterior Walls
		Roof Style
		Roof Covering
		Floor Construction
		Plumbing
		Heat-AirCond
		Fireplace

NO PHOTO AVAILABLE FOR THIS PARCEL



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Skagit County Assessor Parcel Details

Parcel Number P74057 **XrefID** 4123-018-009-007 **Quarter** 04 **Section** 36 **Township** 34 **Range** 02

Owner Information
 LACONNER ASSOCIATES LLC
 PO BOX 1155
 LA CONNER, WA 98257

Site Address(es)
 813 S 2ND ST
 LA CONNER, WA 98257

Location Map
[Locate this Parcel on iMap](#)
 Assessor's Parcel Map: [PDF](#) | [DWF](#)

2009 Values for 2010 Taxes

Building Market Value	\$63,000.00
Land Market Value	+\$153,500.00
Total Market Value	\$216,500.00
Assessed Value	\$216,500.00
Taxable Value	\$216,500.00

[View Value History](#)

Sale Information

Deed Type	WARRANTY DEED
Sale Date	10/3/1996
Sale Price	\$1,050,000.00

[View Sales History](#)

2010 Property Tax Summary

2010 Taxable Value	\$216,500.00
General Taxes	\$2,255.46
Special Assessments/Fees	
Total Taxes	\$2,255.46

[View Tax Statement](#)

Legal Description Definitions

LA CONNER LOTS 5 TO 8 LESS E 5FT OF S 80FT OF 9 BLK R ; EXCEPT THE SURFACE AND 500 FEET OF THE SUBSURFACE VERTICALLY IN DEPTH BELOW THE SURFACE OF THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF LOT 9, BLOCK "R", MAP OF LACONNER, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 9, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 10 IN SAID BLOCK "R"; THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9, A DISTANCE OF 5.14 FEET TO THE NORTHEASTERLY LINE OF THE SOUTHERLY 20 FEET OF SAID LOT 9; THENCE NORTH 59 DEGREES 12' 38" WEST A DISTANCE OF 80X27 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 30 DEGREES 53' 38" EAST A DISTANCE OF 5.20 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 9; THENCE NORTH 59 DEGREES 10' 29" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 26.56 FEET; THENCE SOUTH 30 DEGREES 53' 38" WEST TO A POINT WHICH IS NORTH 59 DEGREES 12' 38" WEST OF THE TRUE POINT OF BEGINNING; THENCE SOUTH 59 DEGREES 12' 38" EAST TO THE TRUE POINT OF BEGINNING.

Land Use	(690) MISCELLANEOUS SERVICES	WAC 458-53-030
Neighborhood	(716) MFG. - SITE; COMMERCIAL IMPROVEMENT	
Utilities	SEW,WTR-P	Septic Information
Levy Code	0920	
City District	La Conner	
School District	SD311	
Fire District		
Year Built	1960	
Acres	0	
Living Area	14144.00 sq ft	
Bedrooms		
Appliances		
Exemptions		



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Skagit County Assessor Parcel Details

Parcel Number P74469 **XrefID** 4129-018-014-0103 **Quarter** 04 **Section** 36 **Township** 34 **Range** 02

Owner Information
 LACONNER ASSOCIATES LLC
 PO BOX 1155
 LA CONNER, WA 98257

Site Address(es)

Location Map
[Locate this Parcel on iMap](#)
 Assessor's Parcel Map: [PDF](#) | [DWF](#)

2009 Values for 2010 Taxes

Building Market Value \$.00
 Land Market Value +\$30,900.00
 Total Market Value \$30,900.00
 Assessed Value \$30,900.00
 Taxable Value \$30,900.00

[View Value History](#)

Sale Information

Deed Type WARRANTY DEED
 Sale Date 10/3/1996
 Sale Price \$1,050,000.00
[View Sales History](#)

2010 Property Tax Summary

2010 Taxable Value \$30,900.00
 General Taxes \$321.90
 Special Assessments/Fees
Total Taxes \$321.90
[View Tax Statement](#)

Legal Description [Definitions](#)

LA CONNER TIDE LANDS 1ST CLASS S36 T34 R2 S 26.8' OF TR 14 PLATE 18

Land Use (460) AUTOMOBILE PARKING
Neighborhood (7L2) INDUSTRIAL LAND
Utilities SEW,WTR-P
Levy Code 0920
City District La Conner
School District SD311
Fire District
Year Built
Acres 0
Living Area
Bedrooms
Appliances
Exemptions

[WAC 458-53-030](#)

[Septic Information](#)

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

NO PHOTO AVAILABLE FOR THIS PARCEL



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Skagit County Assessor Parcel Details

Parcel Number P74470 **XrefID** 4129-018-015-0003 **Quarter** 04 **Section** 36 **Township** 34 **Range** 02

Owner Information
 LACONNER ASSOCIATES LLC
 PO BOX 1155
 LA CONNER, WA 98257

Site Address(es)

Location Map
[Locate this Parcel on iMap](#)
 Assessor's Parcel Map: [PDF](#) | [DWF](#)

2009 Values for 2010 Taxes

Building Market Value \$497,600.00
 Land Market Value +\$99,000.00
 Total Market Value \$596,600.00
 Assessed Value \$596,600.00
 Taxable Value \$596,600.00

[View Value History](#)

Sale Information

Deed Type WARRANTY DEED
 Sale Date 10/3/1996
 Sale Price \$1,050,000.00
[View Sales History](#)

2010 Property Tax Summary

2010 Taxable Value \$596,600.00
 General Taxes \$6,215.26
 Special Assessments/Fees
 Total Taxes \$6,215.26
[View Tax Statement](#)

Legal Description **Definitions**

LA CONNER TIDE LANDS 1ST CLASS S36 T34 R2 TRACT 15 PLATE 18

Land Use (460) AUTOMOBILE PARKING [WAC 458-53-030](#)

Neighborhood (7L2) INDUSTRIAL LAND

Utilities

[Septic Information](#)

Levy Code 0920
City District La Conner
School District SD311
Fire District
Year Built 2009
Acres 0
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace



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 Skagit County Auditor

Skagit County Assessor Parcel Details

Parcel Number P74392 **XrefID** 4128-020-008-0009 **Quarter** 04 **Section** 36 **Township** 34 **Range** 02

Owner Information
 LACONNER ASSOCIATES LLC
 PO BOX 1155
 LA CONNER, WA 98257

Site Address(es)
 813 S 2ND ST
 LA CONNER, WA 98257

Location Map
[Locate this Parcel on iMap](#)
 Assessor's Parcel Map: [PDF](#) | [DWF](#)

2009 Values for 2010 Taxes
 Building Market Value \$4,500.00
 Land Market Value +\$201,200.00
 Total Market Value \$205,700.00
 Assessed Value \$205,700.00
Taxable Value \$205,700.00
[View Value History](#)

Sale Information
 Deed WARRANTY
 Type DEED
 Sale Date 10/3/1996
Sale Price \$1,050,000.00
[View Sales History](#)

2010 Property Tax Summary
 2010 Taxable Value \$205,700.00
 General Taxes \$2,142.94
 Special Assessments/Fees
Total Taxes \$2,142.94
[View Tax Statement](#)

Legal Description [Definitions](#)
 SYNDICATE ADD TO LA CONNER FRAC LOTS 1 TO 5 ALL 6 TO 8 BLK 20 EXC E 10FT OF LTS 6-8

Land Use	(690) MISCELLANEOUS SERVICES	WAC 458-53-030
Neighborhood	(712) INDUSTRIAL BLDG	
Utilities	SEW,WTR-P	Septic Information
Levy Code	0920	
City District	La Conner	
School District	SD311	
Fire District		
Year Built	1982	
Acres	0	
Living Area	6600.00 sq ft	
Bedrooms		
Appliances		
Exemptions		

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace



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Skagit County Assessor Parcel Details

Parcel Number P74494 **XrefID** 4129-018-900-1504 **Quarter** 04 **Section** 36 **Township** 34 **Range** 02

Owner Information
 LACONNER ASSOCIATES LLC
 PO BOX 1155
 LA CONNER, WA 98257

Site Address(es)

Location Map
[Locate this Parcel on iMap](#)
 Assessor's Parcel Map: [PDF](#) | [DWF](#)

2009 Values for 2010 Taxes

Building Market Value \$.00
 Land Market Value +\$13,800.00
 Total Market Value \$13,800.00
 Assessed Value \$13,800.00
Taxable Value \$13,800.00

[View Value History](#)

Sale Information

Deed Type WARRANTY DEED
 Sale Date 10/3/1996
Sale Price \$1,050,000.00
[View Sales History](#)

2010 Property Tax Summary

2010 Taxable Value \$13,800.00
 General Taxes \$143.76
 Special Assessments/Fees
Total Taxes \$143.76
[View Tax Statement](#)

Legal Description [Definitions](#)

LA CONNER TIDE LANDS 1ST CLASS S36 T34 R2 TAX 17 COM N 58 DEG 47' W 80' FROM INITIAL PT OF TR 16 PLAT 18 TH N 58 DEG 47' W 49' TH N 9 DEG 34' W 18' TH S 31 DEG 13' W 41' TH S 58 DEG 47' E 60' TH N 31 DEG 13' E 25' TO POB BEING PART OF TRACT 16 PLATE 18

Land Use (690) MISCELLANEOUS SERVICES [WAC 458-53-030](#)

Neighborhood (7L2) INDUSTRIAL LAND

Utilities SEW,WTR-P

[Septic Information](#)

Levy Code 0920

City District La Conner

School District SD311

Fire District

Year Built

Acres 0

Living Area

Bedrooms

Appliances

Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

NO PHOTO AVAILABLE FOR THIS PARCEL



201209260031
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Skagit County Assessor Parcel Details

Parcel Number P74495 **XrefID** 4129-018-900-1603 **Quarter** 04 **Section** 36 **Township** 34 **Range** 02

Owner Information
 LACONNER ASSOCIATES LLC
 PO BOX 1155
 LA CONNER, WA 98257

Site Address(es)

Location Map
[Locate this Parcel on iMap](#)
 Assessor's Parcel Map: [PDF](#) | [DWF](#)

2009 Values for 2010 Taxes

Building Market Value \$0.00
 Land Market Value +\$114,800.00
 Total Market Value \$114,800.00
 Assessed Value \$114,800.00
Taxable Value \$114,800.00
[View Value History](#)

Sale Information

Deed WARRANTY
 Type DEED
 Sale Date 10/3/1996
Sale Price \$1,050,000.00
[View Sales History](#)

2010 Property Tax Summary

2010 Taxable Value \$114,800.00
 General Taxes \$1,195.97
 Special Assessments/Fees
Total Taxes \$1,195.97
[View Tax Statement](#)

Legal Description [Definitions](#)

LA CONNER TIDE LANDS 1ST S36 T34 R2 TAX 18A TR. 16 PLATE 18 LESS TAX 17 & 18B

Land Use	(690) MISCELLANEOUS SERVICES	WAC 458-53-030
Neighborhood	(716) MFG. - SITE; COMMERCIAL IMPROVEMENT	
Utilities	SEW,WTR-P	Septic Information
Levy Code	0920	
City District	La Conner	
School District	SD311	
Fire District		
Year Built		
Acres	0	
Living Area		
Bedrooms		
Appliances		
Exemptions		

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

NO PHOTO AVAILABLE FOR THIS PARCEL



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 Skagit County Auditor

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Skagit County Assessor Parcel Details

Parcel Number P74496 **XrefID** 4129-018-900-1702 **Quarter** 04 **Section** 36 **Township** 34 **Range** 02

Owner Information
 LACONNER ASSOCIATES LLC
 PO BOX 1155
 LA CONNER, WA 98257

Site Address(es)

Location Map
[Locate this Parcel on iMap](#)
 Assessor's Parcel Map: [PDF](#) | [DWF](#)

2009 Values for 2010 Taxes

Building Market Value \$0.00
 Land Market Value +\$179,900.00
 Total Market Value \$179,900.00
 Assessed Value \$179,900.00
 Taxable Value \$179,900.00

[View Value History](#)

Sale Information

Deed WARRANTY
 Type DEED
 Sale Date 10/3/1996
 Sale Price \$1,050,000.00

[View Sales History](#)

2010 Property Tax Summary

2010 Taxable Value \$179,900.00
 General Taxes \$1,874.16
 Special Assessments/Fees
Total Taxes \$1,874.16

[View Tax Statement](#)

Legal Description **Definitions**

LA CONNER TIDE LANDS 1ST CLASS S36 T34 R2 TAX 18B COM AT THE MOST W'LY COR OF TR 16 PLATE 18 TH N 31 DEG 13' E ALG E LINE OF 1ST ST 138.3' TH S 58 DEG 47' E TO W LINE OF 2ND ST TH S 31 DEG 13' W ALG W LINE OF 2ND ST TO MOST S'LY COR OF SD TR 16 TH N 58 DEG 47' W ALG THE N LINE OF CALEDONIA ST TO POB W'LY COR OF TR 16 PLATE 18 TH N 31 DEG 13' E ALG E

Land Use	(690) MISCELLANEOUS SERVICES	WAC 458-53-030
Neighborhood	(716) MFG. - SITE; COMMERCIAL IMPROVEMENT	
Utilities	SEW,WTR-P	Septic Information
Levy Code	0920	
City District	La Conner	
School District	SD311	
Fire District		
Year Built		
Acres	0	
Living Area		
Bedrooms		
Appliances		
Exemptions		

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

NO PHOTO AVAILABLE FOR THIS PARCEL



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15062

FILED FOR RECORD AT REQUEST OF

LAND TITLE COMPANY OF SKAGIT COUNTY

AFTER RECORDING MAIL TO: LAND TITLE COMPANY OF SKAGIT COUNTY
T-79716-E

LaConner Associates, Inc.
P. O. Box 1155
LaConner, WA 98257

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

OCT 31 1996

9610310087

Amount Paid: 18690.00
By: Skagit Co. Treasurer
Deputy

Special Warranty Deed

THE GRANTOR, Moore-Clark Company, Inc., a Delaware Corporation, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, grant, bargain, sell, convey, and confirm to LaConner Associates, a Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibits "A" & "B" attached hereto.

The Grantor for itself and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 3rd day of October, A.D., 1996.

MOORE-CLARK COMPANY, INC.

Graham H. Evans
Graham H. Evans, President

STATE OF OHIO)
) ss.
COUNTY OF CUYAHOGA)

On this 3rd day of October, 1996, before me, the undersigned, a Notary Public in and for the State of Ohio, duly commissioned and sworn, personally appeared Graham H. Evans to me known as the President of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

9610310087

Glenn F. Torch
Notary Public in and for the State of Ohio
residing at: 200 Public Square, 10th Floor
Cleveland, Ohio 44114

GLENN F. TORCH, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 1473 R.L.



201209260031
Skagit County Auditor

SKAGIT COUNTY

96 OCT 31 P1:26
RECORDED FILED
IN THE STATE

thence North 58°47' West 49 feet;
thence North 9°34' West 18 feet, more or less, to the Easterly
line of First Street;
thence South 31°13' West along said Street a distance of 41
feet;
thence South 58°47' East 60 feet;
thence North 31°13' East 25 feet, more or less, to the point
of beginning.

EXCEPT from the above described Parcel "B", mineral rights as
reserved in deed dated February 19, 1968, recorded March 11, 1968,
under Auditor's File No. 711168.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

9610310087

BK 1599PG0303

All that portion of Second Street, lying Northerly of the North
line of Caledonia Street, as said Second Street is established in
the Town of LaConner in accordance with the plat of the "MAP OF
SYNDICATE ADDITION TO THE TOWN OF LACONNER, SKAGIT COUNTY,
WASHINGTON", as recorded in Volume 2 of plats, at page 109, records
of Skagit County, Washington.

TOGETHER WITH all that portion of Second Street, lying Southerly of
the North line of Lot 13 of Block "Q" of the plat of the "MAP OF
LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", projected Westerly,
as said Second Street is established in the Town of LaConner in
accordance with the plat of said "MAP OF LACONNER, WHATCOM COUNTY,
WASHN. TERRY., 1872", as recorded in Volume 2 of Plats, page 49,
records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

Lots 1 to 6, inclusive; and all of Lots 13 to 19, inclusive, Block
"Q", "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY, 1872", as per
plat recorded in Volume 2 of Plats, page 49, records of Skagit
County, Washington.

TOGETHER WITH that portion of the vacated alley adjoining, which
upon vacation reverted to said premises by operation of law.

EXCEPT that portion conveyed to the Town of LaConner by deed
recorded March 27, 1987 under Auditor's File No. 8703270028.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

Lots 6, 7, 8 and that portion of Lots 1, 2, 3, 4 and 5, lying East
of the dike running through said lots 1, 2, 3, 4 and 5, all in
Block 20, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER,
SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, page
109, records of Skagit County, Washington. EXCEPT that portion
thereof, if any, lying within the boundaries of Tract 17 of
"CORRECTED SUPPLEMENT TO PLATE NO. 18, LACONNER TIDELANDS", as per
map thereof, filed in the office of the Commissioner of Public
Lands of Olympia Washington.

ALSO, EXCEPT the East 10 feet of Lots 6, 7 and 8 in said Block 20.

Situate in the County of Skagit, State of Washington.

9610310087

EXHIBIT B

BK 1599PG0304

SUBJECT TO Reservation contained in deed recorded March 11, 1968, under Auditor's
File No. 711168; Paramount rights and easement in favor of the United States;
Easement recorded August 2, 1934 in Volume 160 of Deeds, page 211; Any question
which may arise regarding location of the dike referred to in Parcel "E"; Easement
recorded October 17, 1990 under Auditor's File No. 9010170053; Survey recorded
November 25, 1992 under Auditor's File No. 9211250016; Any prohibition of or
limitation of use, occupancy or improvement of land which is now, or has formerly
been, covered by water; Rights and easement for commerce, navigation and fisheries.



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Skagit County Auditor

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BK1599PG0301

EXHIBIT A

DESCRIPTION:

PARCEL "A":

The Easterly 80 feet of Lots 5, 6, 7 and 8; and the Easterly 80 feet of the Southerly 20 feet of Lot 9 in Block "R" of "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat thereof recorded in Volume 2 of Plats, page 49, records of Skagit County, EXCEPT that portion of said premises, if any, lying within Tract 16 of "CORRECTED SUPPLEMENT TO PLATE NO. 18, LACONNER TIDE LANDS", as per map thereof filed in the office of the Commissioner of Public Lands at Olympia, Washington.

ALSO, that portion of Tract 16 of "CORRECTED SUPPLEMENT TO PLATE NO. 18, LACONNER TIDE LANDS", as per map thereof filed in the office of the Commissioner of Public Lands at Olympia, Washington, described as follows:

Beginning at the initial point which is 1283.7 feet South and 615.4 feet West of the stone monument on First Street, Town of LaConner; thence North 58°47' West 80 feet; thence South 31°13' West 27 feet; thence North 58°47' West 60 feet, more or less, to the Easterly line of First Street; thence South 31°13' West along said First Street a distance of 211.5 feet, more or less to the Northerly line of Caledonia Street; thence South 58°47' East along the Northerly line of said Street a distance of 140 feet, more or less to the Westerly line of Second Street; thence North 31°13' East along the Westerly line of said Second Street 238.5 feet, more or less, to the point of beginning;

(Said above Tract being also shown as a portion of Block "R" of the "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", and as a portion of Block 19, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER, SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington. Said Plats being overlapped onto the tidelands.)

Situate in the County of Skagit, State of Washington.

PARCEL "B":

9610310087

BK1599PG0302

The surface and 500 feet of the subsurface vertically in depth below the surface of the following described tracts:

1. The Westerly 60 feet of Lots 4, 5, 6, 7, 8, and 9, Block "R", "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, EXCEPT that portion thereof lying within "CORRECTED PLATE 18, MAP OF LACONNER TIDELANDS", filed in the office of State Land Commissioner at Olympia, Washington;
2. The Southwesterly 101 feet of the Northeasterly 214.5 feet of Block 5, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, EXCEPT that portion thereof lying within "CORRECTED PLATE 18, MAP OF LACONNER TIDELANDS", filed in the office of State Land Commissioner at Olympia, Washington.
3. Tract 15 and the Southerly 26.5 feet of Tract 14, "CORRECTED PLATE 18, MAP OF LACONNER TIDELANDS", as per map thereof filed in the office of State Land Commissioner of Public Lands at Olympia, Washington.
4. That portion of Tract 16, "CORRECTED PLATE 18, MAP OF LACONNER TIDELANDS", as per map thereof, filed in the office of State Land Commissioner of Public Lands at Olympia, Washington, described as follows:

Beginning at a point North 58°47' West 80 feet from the initial point of said Tract 16, which is 1283.7 feet South and 615.4 feet West of the stone monument on First Street, Town of LaConner;

- Continued -



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Skagit County Auditor