

When recorded return to:

Mr. Donovan M. Ross
1145 E. Sharon Avenue
Burlington, WA 98233



201212070132

Skagit County Auditor

12/7/2012 Page

1 of

3 3:11PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 144232-OE

Grantor: Roger William Helgeson
Grantee: Donovan M. Ross

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR ROGER WILLIAM HELGESON, who also appears of record as ROGER W. HELGESON, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DONOVAN M. ROSS, an unmarried individual, the following described real estate, situated in the County of Skagit, State of Washington:

NOT GRANTOR'S PRIMARY RESIDENCE

EXHIBIT "A" LEGAL DESCRIPITON ATTACHED HERETO AND MADE PART HEREOF BY THIS REFERENCE

Abbreviated Legal: Ptn Lots 9 & 10, Blk 125, 1st Add. To Burl. (Aka Revised Lot 10, BLA AF #200904220096).

Tax Parcel Number(s): 4077-125-10-0400, P128586

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 144232-OE.

Dated

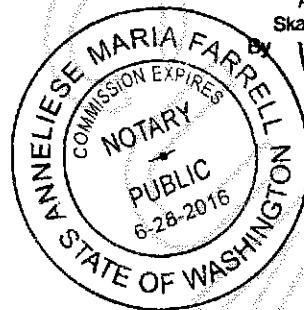
12/6/12

Roger William Helgeson
Roger William Helgeson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123906
DEC 07 2012

Amount Paid \$4579.60
Skagit Co. Treasurer
Deputy



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Roger William Helgeson** the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

12/6/12

Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Grue
My appointment expires: 6/28/16

DESCRIPTION:

That portion of Lots 9 and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Southwest corner of Lot 6, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;
thence North $0^{\circ}12'44''$ West along the West line of said Lot 6, also being the Easterly right-of-way margin of Regent Street for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6;
thence South $89^{\circ}40'47''$ East along said North line of the South 4.00 feet of Lot 6, or said line extended into Lots 7, 8 and 9 of said Block 125 for a distance of 427.38 feet to the TRUE POINT OF BEGINNING;
thence continue South $89^{\circ}40'47''$ East along said North line for a distance of 83.02 feet to a point of curvature;
thence along the arc of said curve to the left, concave to the Northwest, having a radius of 25.00 feet, through a central angle of $90^{\circ}31'57''$ an arc distance of 39.50 feet, more or less, to a point of tangency on the East line of said Lot 10, also being the Westerly right-of-way margin of Skagit Street;
thence North $0^{\circ}12'44''$ West along said East line for a distance of 51.77 feet;
thence North $89^{\circ}40'47''$ West for a distance of 126.54 feet, to a point that will be the Easterly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07;
thence along said proposed margin as follows:

South $0^{\circ}19'13''$ West for a distance of 58.00 feet to a point of curvature;
thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of $90^{\circ}00'00''$, an arc distance of 29.84 feet, more or less, to a point of tangency on said North line of the South 4.00 feet of Lot 9, Block 125 and being the TRUE POINT OF BEGINNING.

TOGETHER WITH a non-exclusive mutually beneficial easement for ingress, egress and utilities (to be future road right-of-way to the City of Burlington dedicated on the future Helgeson 32 Lot Long Plat No. 1-07) over, under and across portions of Lots 8, 9 and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, said easement area being more particularly described as follows:

Commencing at the Southwest corner of said Lot 6, Block 125;
thence North $0^{\circ}12'44''$ West along the West line of said Lot 6 also being the Easterly right-of-way margin of Regent Street, for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6;
thence South $89^{\circ}40'47''$ East along said North line, or line extended into Lot 7, 8 and 9 said Block 125, for a distance of 339.38 feet to a point of curvature on the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07 and being the TRUE POINT OF BEGINNING;
thence along said proposed road margin as follows:



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DESCRIPTION CONTINUED:

thence along the arc of said curve to the left, concave to the Northwest, having a radius of 19.00 feet, through a central angle of $90^{\circ}00'00''$ an arc distance of 29.84 feet, to a point of tangency;

thence North $0^{\circ}19'13''$ East for a distance of 58.00;

thence South $89^{\circ}40'47''$ East for a distance of 50.00 feet to a point that will be on the Easterly right-of-way margin to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07;

thence along said proposed margin as follows:

South $0^{\circ}19'13''$ West for a distance of 58.00 feet to a point of curvature;

thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of $90^{\circ}00'00''$, an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to the South line) of Lot 9, said Block 125 at a point bearing South $89^{\circ}40'47''$ East from the TRUE POINT OF BEGINNING;

thence North $89^{\circ}40'47''$ West along said North line for a distance of 88.00 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the City of Burlington, County of Skagit, State of Washington.



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