

When recorded return to:

Robert Cushen  
1304 Cascadia Dr  
Sedro Woolley, WA 98284



201401210108

Skagit County Auditor \$74.00  
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Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 148261-OE ✓

Grantor: James R. Lanning  
Grantee: Robert Cushen

LAND TITLE OF SKAGIT COUNTY Statutory Warranty Deed

THE GRANTOR JAMES R. LANNING, also shown of record as JAMES LANNING, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ROBERT CUSHEN, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Gov. Lot 6, 1-34-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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. 148261-OE.

Tax Parcel Number(s): 34340401-0-037-0101, P90011

Dated January 17, 2014

James R. Lanning

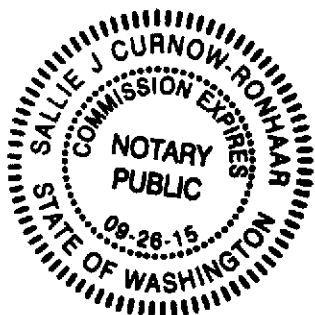
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014220  
JAN 21 2014

Amount Paid \$ 22.<sup>80</sup>  
Skagit Co. Treasurer  
By *man* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James R. Lanning the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 21, 2014



*Sallie Curnow-Ronhaar*  
Sallie Curnow-Ronhaar  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 9-26-15

## EXHIBIT A

### DESCRIPTION:

#### PARCEL "A":

That portion of the West 50 feet of the real estate described as Tract "X" below, lying between the North and South boundaries of the hereinafter described Tract A, extended Easterly 50 feet, more or less, to the center line of the real estate described as Tract "X" below:

#### Tract A:

That portion of Government Lot 6 of Section 1, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the Easterly line of the State road 200 feet South (measured at right angles) of the North line of said subdivision;  
thence Southerly along said road to a point which is 320 feet (measured at right angles) South of the North line of Lot 6;  
thence East to the Westerly line of the right of way of the Northern Pacific Railway Company;  
thence Northerly along said right of way to a point East of the point of beginning;  
thence West to the point of beginning.

Situate in the County of Skagit, State of Washington.

#### PARCEL "B":

That portion of the East 50 feet of the real estate described as Tract "X" below, lying between the South boundary of Tract A aforescribed extended East to the East line of said Tract "X" and the North boundary of Tract B hereinafter described, extended Westerly to the East line of said Tract "X":

#### Tract B:

A tract of land in Government Lot 6 of Section 1, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the West boundary line of Front Street with the North boundary line of School Drive;  
thence North 5°50' West along the West boundary of Front Street 260.0 feet;  
thence West 50.0 feet, more or less, to a point on the East right of way line of Puget Sound and Cascade Railway, said point being the true point of beginning;  
thence North 5°50' West along said East right of way line 280.0 feet;  
thence West 50.0 feet to a point on the West right of way line of said Puget Sound and Cascade Railway;  
thence South 5°50' East along said West right of way line 280.0 feet;  
thence East 50.0 feet to the true point of beginning.

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DESCRIPTION CONTINUED:

Tract X:

That portion of Government Lots 2 and 6, Section 1, Township 34 North, Range 4 East, W.M., and that portion of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  and of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , all in Section 36, Township 35 North, Range 4 East, W.M., in Skagit County, Washington, described as follows:

A strip of land 100.00 feet in width as conveyed to the Seattle Lake Shore & Eastern Railway Company by instruments recorded in Volume 10 of Deeds, page 32, on January 22, 1890, and recorded in Volume 11 of Deeds, page 427, on May 12, 1890, and as conveyed to the S & I Railway Company by instrument recorded in Volume 37, page 227, on March 21, 1899, records of said County,

EXCEPT any portion conveyed to Robert L. Mumford by instrument recorded in Volume 532 of Deeds, page 70, under Auditor's File No. 8309290021, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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