

When recorded return to:

Mr. and Mrs. Leslie R. Petersen
10787 Peter Anderson Road
Burlington, WA 98233



201405090118

Skagit County Auditor

\$77.00

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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 148768-OE ✓

Grantor: Pauline S. Semays McConnell, Jeanne C. Semays Johnson, Ann L. Semays Clark and Mary L. Semays Jammerman
Grantee: Leslie R. Petersen and Sherry A. Petersen

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR PAULINE S. SEMAYS McCONNELL and JEANNE C. SEMAYS JOHNSON, each as her separate estate, as tenants in common, as to Parcel 'A'; ANN L. SEMAYS CLARK and MARY L. SEMAYS JAMMERMAN, each as her separate property, as tenants in common, as to Parcel 'B' for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to LESLIE R. PETERSEN and SHERRY A. PETERSEN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Tract 2, Burlington Acreage Property; Ptn Lot 2, SP 30-88; Ptn NE 1/4 SW 1/4, 28-35-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 3867-000-002-0509, P62252, 3867-000-002-1509, P131846

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. 148768-OE.

Dated May 8, 2014

*Pauline S. Semays McConnell
by Mary L. Semays Jammerman
an Attorney in Fact*

Pauline S. Semays McConnell

*Jeanne C. Semays Johnson
by Mary L. Semays Jammerman
an Attorney in Fact*

Jeanne C. Semays Johnson

Ann L. Semays Clark
Ann L. Semays Clark

Mary L. Semays Jammerman
Mary L. Semays Jammerman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141588
MAY 09 2014

Amount Paid \$ 5736.60
By *mm* Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

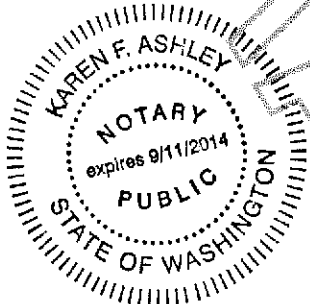
On this _____ day of May, 2014 before me personally appeared _____

Mary L. Semays Jammerman, to me known to be the individual described in and

who executed the foregoing instrument her self and as Attorney in Fact for Pauline S. Semays McConnell, Jeanne C. Semays Johnson and acknowledged that _____ signed and sealed the same _____ free and voluntary act and deed for her self and also as _____ as

free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)

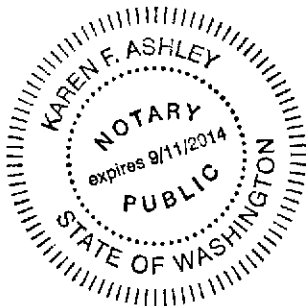


Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Ann L. Semays Clark the person(s) who appeared before me, and said person(s) acknowledged that _____ she signed this instrument and acknowledge it to be _____ free and voluntary act for the _____ her uses and purposes mentioned in this instrument.

Dated: May 9, 2014



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley
My appointment expires: 9/11/2014



EXHIBIT A

DESCRIPTION:

PARCEL "A":

That portion of the below described Tracts A, B, C, and D, more particularly described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of Section 28, Township 35 North, Range 4 East, W.M. (South 1/4 corner) as shown on that certain Short Plat No. PPT-92-006 recorded under Skagit County Auditor's File No. 9210190078;

thence North 2°01'38" East along the West line of said Southeast 1/4 of Section 28, for a distance of 1,866.74 feet, more or less, to the Northwest corner of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 28, also being the Northeast of Short Plat No. 30-88 recorded under Auditor's File No. 8811100003 and being the TRUE POINT OF BEGINNING;

thence North 89°58'23" West along the North line of said Short Plat No. 30-88 for a distance of 21.72 feet, more or less, to the Easterly right-of-way margin of Peter Anderson Road, as shown on the face of said Short Plat No. 30-88;

thence South 0°34'07" West along said East margin of the Peter Anderson Road for a distance of 280.62 feet, more or less, to a point that is 30.00 feet North (as measured perpendicular to the South line) of the South line of the North 1/2 of the West 1/2 of Tract 2, "Plat of the Burlington Acreage Property", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;

thence South 88°38'29" East parallel with said South line, for a distance of 394.09 feet;

thence North 1°21'31" East for a distance of 284.24 feet, more or less, to the North line of said North 1/2 of the West 1/2 of said Tract 2, "Plat of Burlington Acreage Property" at a point bearing South 89°07'09" East from the TRUE POINT OF BEGINNING;

thence North 89°07'09" West along said North line for a distance of 376.26 feet, more or less, to the TRUE POINT OF BEGINNING.

Tract "A"

The North 1/2 of the West 1/2 of Tract 2, "Plat of the Burlington Acreage Property," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

TOGETHER WITH that portion of Anderson Road No. 2523 as vacated by Resolution No. 4222 dated September 20, 1966 abutting thereon.

Tract "B"

That portion of Lot 2, Short Plat No. 30-88, approved October 27, 1988, recorded November 10, 1988 in Volume 8 of Short Plats, page 87, under Auditor's File No. 8811100003; and being a portion of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 28, Township 35 North, Range 4 East, W.M., which lies Easterly of the Easterly right-of-way line of Peter Anderson Road as shown on the face of said Short Plat.

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DESCRIPTION CONTINUED:

PARCEL "A" continued:

Tract "C"

That portion of the following described property lying Easterly of the Easterly line of the as-built and existing right-of-way for Peter Anderson Road, and lying Northerly of the Westerly extension of the Southerly line of the North $\frac{1}{2}$ of Tract 2, "Plat of the Burlington Acreage Property," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington:

That portion of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the East line of said subdivision 307 feet South of the Northeast corner of said subdivision, said point being the Southeast corner of a tract conveyed to Gordon J. Brecht and Leota Brecht, husband and wife, by deed recorded November 20, 1970, under Auditor's File No. 745975;

thence West along the South line of said Brecht tract and said line produced West, a distance of 160 feet;

thence North 100 feet to a point 10 feet West of the Northwest corner of said Brecht tract;

thence West along a line which is parallel to and 207 feet South of the North line of the aforementioned subdivision to a point which is 354 feet East of the West line of said subdivision, said point being on the East line of a tract sold under Contract to Harry E. Scherbinske, et ux, recorded December 8, 1969, under Auditor's File No. 733790;

thence Southerly along the East line and the Southerly extension thereof, of said Scherbinske tract, to a point 200 feet North of the South line of said subdivision;

thence East along a line which is 200 feet North of and parallel to said South line to the East line of said subdivision;

thence North to the POINT OF BEGINNING.

Tract "D"

That portion of the North 100 feet of the following described property lying Easterly of the Easterly line of the as-built and existing right-of-way for Peter Anderson Road;

The South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28,
Township 35 North, Range 4 East, W.M.,

EXCEPT the West 354 feet thereof,

ALSO EXCEPT the South 200 feet thereof,

AND ALSO EXCEPT the North 207 feet thereof.

All situate in the County of Skagit, State of Washington.



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DESCRIPTION CONTINUED:

PARCEL "B":

Tract "A"

The North $\frac{1}{2}$ of the West $\frac{1}{2}$ of Tract 2, "Plat of the Burlington Acreage Property," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

TOGETHER WITH that portion of Anderson Road No. 2523 as vacated by Resolution No. 4222 dated September 20, 1966 abutting thereon.

Tract "B"

That portion of Lot 2, Short Plat No. 30-88, approved October 27, 1988, recorded November 10, 1988 in Volume 8 of Short Plats, page 87, under Auditor's File No. 8811100003; and being a portion of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 35 North, Range 4 East, W.M., which lies Easterly of the Easterly right-of-way line of Peter Anderson Road as shown on the face of said Short Plat.

Tract "C"

That portion of the following described property lying Easterly of the Easterly line of the as-built and existing right-of-way for Peter Anderson Road, and lying Northerly of the Westerly extension of the Southerly line of the North $\frac{1}{2}$ of Tract 2, "Plat of the Burlington Acreage Property," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

That portion of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the East line of said subdivision 307 feet South of the Northeast corner of said subdivision, said point being the Southeast corner of a tract conveyed to Gordon J. Brecht and Leota Brecht, husband and wife, by deed recorded November 20, 1970, under Auditor's File No. 745975;
thence West along the South line of said Brecht tract and said line produced West, a distance of 160 feet;
thence North 100 feet to a point 10 feet West of the Northwest corner of said Brecht tract;
thence West along a line which is parallel to and 207 feet South of the North line of the aforementioned subdivision to a point which is 354 feet East of the West line of said subdivision, said point being on the East line of a tract sold under Contract to Harry E. Scherbinske, et ux, recorded December 8, 1969, under Auditor's File No. 733790;
thence Southerly along the East line and the Southerly extension thereof, of said Scherbinske tract, to a point 200 feet North of the South line of said subdivision;
thence East along a line which is 200 feet North of and parallel to said South line to the East line of said subdivision;
thence North to the POINT OF BEGINNING.



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DESCRIPTION CONTINUED:

PARCEL "B" continued:

Tract "D"

That portion of the North 100 feet of the following described property lying Easterly of the Easterly line of the as-built and existing right-of-way for Peter Anderson Road;

The South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28,
Township 35 North, Range 4 East, W.M.,

EXCEPT the West 354 feet thereof,

ALSO EXCEPT the South 200 feet thereof,

AND ALSO EXCEPT the North 207 feet thereof.

EXCEPT FROM ALL THE ABOVE Tracts A, B, C, and D that portion thereof described as follows:

Commencing at the Southwest corner of the Southeast $\frac{1}{4}$ of Section 28, Township 35 North, Range 4 East, W.M. (South $\frac{1}{4}$ corner) as shown on that certain Short Plat No. PPT-92-006 recorded under Skagit County Auditor's File No. 9210190078;
thence North $2^{\circ}01'38''$ East along the West line of said Southeast $\frac{1}{4}$ of Section 28, for a distance of 1,866.74 feet, more or less, to the Northwest corner of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 28, also being the Northeast of Short Plat No. 30-88 recorded under Auditor's File No. 8811100003 and being the TRUE POINT OF BEGINNING;
thence North $89^{\circ}58'23''$ West along the North line of said Short Plat No. 30-88 for a distance of 21.72 feet, more or less, to the Easterly right-of-way margin of Peter Anderson Road, as shown on the face of said Short Plat No. 30-88;
thence South $0^{\circ}34'07''$ West along said East margin of the Peter Anderson Road for a distance of 280.62 feet, more or less, to a point that is 30.00 feet North (as measured perpendicular to the South line) of the South line of the North $\frac{1}{2}$ of the West $\frac{1}{2}$ of Tract 2, "Plat of the Burlington Acreage Property", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;
thence South $88^{\circ}38'29''$ East parallel with said South line, for a distance of 394.09 feet;
thence North $1^{\circ}21'31''$ East for a distance of 284.24 feet, more or less, to the North line of said North $\frac{1}{2}$ of the West $\frac{1}{2}$ of said Tract 2, "Plat of Burlington Acreage Property" at a point bearing South $89^{\circ}07'09''$ East from the TRUE POINT OF BEGINNING;
thence North $89^{\circ}07'09''$ West along said North line for a distance of 376.26 feet, more or less, to the TRUE POINT OF BEGINNING.

All situate in the County of Skagit, State of Washington.



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