

When recorded return to:

Mr. Clifford Zeifman  
5120 State Hwy 6  
Riesel, TX 76682



201409160036

Skagit County Auditor  
9/16/2014 Page

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Filed for Record at Request of  
Land Title and Escrow

Escrow Number: 147707-OAE ✓

Grantor: Grimm Living Trust

Grantee: Clifford Zeifman

Tax Parcel Number(s): P33024/350229-0-010-0002, P33042/350230-0-012-0502, P33200/350230-0-217-0000, P33201/350230-0-218-0009, P33202/350230-0-219-0008

Abbreviated Legal: PTN GOV. LOT 5, 30-35-2; PTN TRS. 11-13, PLATE 11 & PTN TR. 7, PALE 14, ANACORTES TIDELANDS

### Statutory Warranty Deed

#### LAND TITLE OF SKAGIT COUNTY

THE GRANTOR(S) CAROLYN M. GRIMM, TRUSTEE OF THE GRIMM LIVING TRUST DATED NOVEMBER 11, 2008, AND RESTATED NOVEMBER 15, 2012 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CLIFFORD ZEIFMAN, A MARRIED MAN AS HIS SEPARATE PROPERTY GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

See Attached Full 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. 147707-OAE.

Dated September 4, 2014

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20143429  
SEP 16 2014

Grimm Living Trust

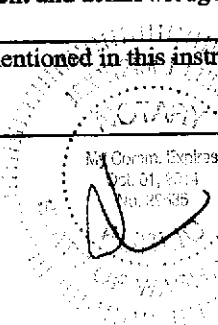
Carolyn M. Grimm  
By: Carolyn M. Grimm, Trustee

Amount Paid \$19,585.00  
Skagit Co. Treasurer  
By Mum Deputy

STATE OF Washington  
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Carolyn M. Grimm  
signed this instrument, on oath stated that She is  
authorized to execute the instrument and acknowledged it as the Trustee  
of Grimm Living Trust to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated: 9.9.14



Notary Public in and for the State of Washington  
Residing at DOB

My appointment expires: 10/01/14

**Schedule "A-1"**

147707-OAE

**DESCRIPTION:**

**PARCEL "A":**

Tracts 11, 12 and that portion of Tract 13 lying North of an East-West line which is 520 feet Northerly of and parallel to the South boundary of Sections 29 and 30, Township 35 North, Range 2 East, W.M., all as shown on "Plate No. 11, Tide and Shore Lands of Section 30, Township 35 North, Range 2 East, W.M., Anacortes Harbor", according to the official map thereof on file in the Office of the State Land Commissioner at Olympia, Washington,

EXCEPT railroad rights of way,

AND EXCEPT those portions conveyed to Great Northern Railway Company, a Minnesota corporation, by Deeds filed January 27, 1954 and September 23, 1958, under Auditor's File Nos. 49763 and 570735, respectively.

ALSO, that portion of Tract 7, "Plate No. 14, Tide and Shore Lands of Section 29, Township 35 North, Range 2 East, W.M., Anacortes Harbor", according to the official map thereof in the Office of the State Land Commissioner at Olympia, Washington, lying North of an East-West line which is 520 feet Northerly of and parallel with the South boundary of Sections 29 and 30, Township 35 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That portion of Government Lot 5, Section 30, Township 35 North, Range 2 East, W.M., lying North of an East-West line which is 520 feet Northerly of and parallel with the South boundary of Sections 29 and 30, Township 35 North, Range 2 East, W.M., and lying East of Washington State Road No. 536,

EXCEPT railroad rights of way,

ALSO EXCEPT that portion conveyed to Seattle and Northern Railway Company by deed recorded January 10, 1890 in Volume 9 of Deeds, page 278,

ALSO EXCEPT that portion conveyed to Great Northern Railway Company by deed recorded November 13, 1953, under Auditor's File No. 495092,

ALSO EXCEPT that portion conveyed to City of Anacortes for highway purposes by deed recorded April 16, 1925, under Auditor's File No. 182805.

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Schedule "A-1"

147707-OAE

DESCRIPTION CONTINUED:

PARCEL "C":

A strip of land lying Southwesterly of the Northeasterly right of way line of the original Burlington Northern Railroad right of way as shown on railroad right of way plan dated December 18, 1952, "Anacortes No. 1", described as follows:

Beginning at the Southeast corner of Section 30, Township 35 North, Range 2 East, W.M.;  
thence North 89°50'14" West a distance of 308.05 feet along the South line of said section to the Northeasterly line of said right of way;  
thence along said right of way line North 48°48'02" West a distance of 530.08 feet;  
thence along a tangent curve to the right having a radius of 1,859.38 feet and an arc length of 546.95 feet to the true point of beginning;  
thence along said right of way line on a curve to the right having a radius of 1,859.38 feet and an arc length of 134.57 feet;  
thence along said right of way line on a curve to the right having a radius of 5,680.87 feet and an arc length of 254.35 feet;  
thence along said right of way line on a curve to the right having a radius of 1,859.35 feet and an arc length of 232.41 feet to the South line of Government Lot 7;  
thence South 89°33'59" West a distance of 22.32 feet along the South line of said Lot 7 to a point which is 33.00 feet Northeasterly of and measured perpendicular to the centerline of the existing rails;  
thence Southeasterly along a line that is 33.00 feet Northeasterly of the centerline of the existing rails to a point which bears South 57°12'35" West from the true point of beginning;  
thence North 57°12'35" East a distance of 28.46 feet to the true point of beginning.

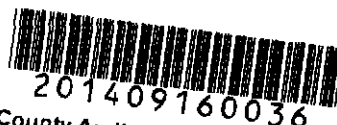
TOGETHER WITH that portion of the original railroad right of way lying in Tract 11, Plate 11, Tide and Shore Lands of Section 30, Township 35 North, Range 2 East, W.M., dated May 1, 1893, lying Easterly of a line that is 33.00 feet Easterly of and measured perpendicular to the centerline of the existing rails.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

A non-exclusive easement, perpetual easement to construct, maintain, install, repair, alter and operate a water main in, into, over, across and under a strip of land 20 feet in width, in that portion of Government Lot 5, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at a point on the East line of Government Lot 5, Section 30, Township 35 North, Range 2 East, W.M., that is 520 feet North of the South line of said Section 30;  
thence South 89°50'14" East a distance of 231.85 feet, parallel to the South line of said Section 30, to the Easterly right of way of the Fidalgo Bay Road;



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Schedule "A-1"

147707-OAE

DESCRIPTION CONTINUED:

PARCEL "D" continued:

thence North 47°31'44" East a distance of 44.71 feet to the Southwesterly right of way line of the original Burlington Northern Railroad right of way as shown on railroad right of way plan dated December 18, 1952, "Anacortes No. 1" and the true point of beginning;  
thence North 47°31'44" East a distance of 57.22 feet to a line which is parallel to and 15.00 feet Northeasterly of the centerline of the existing railroad track as measured perpendicular to the centerline of said track;  
thence Northerly along said line a distance of 358.24 feet;  
thence North 61°23'11" East a distance of 18.00 feet.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

A non-exclusive, perpetual easement for sewer, cable, power, telephone, fiber optics, wire, and any other necessary or customary residential services over, under, through and across a 30.00 wide strip of land being a portion of the South ½ of Government Lot 7, Section 30, Township 35 North, Range 2 East, W.M., and a portion of Tract 11, "Plate No. 11, Tide and Shore Lands of Section 30, Township 35 North, Range 2 East, W.M., Anacortes Harbor", said strip lying 15.00 feet on each side of the following described centerline:

Beginning at the Southwest corner of said Tract 11;  
thence North 84°06'51" East a distance of 16.37 feet along the South boundary of said Tract 11 to the Easterly line of a 50.00 foot strip deeded to Seattle and Northern Railroad Company March 4, 1891 in Volume 19 of Deeds, page 56, under Auditor's File No. 1197;  
thence Northwesterly along a curve to the right of said Easterly line having a radius of 1,876.35 feet, an arc length of 64.02 feet, and a chord bearing of North 16°54'58" West to the true point of beginning;  
thence North 79°28'08" West a distance of 16.59 feet;  
thence South 75°29'36" West a distance of 13.84 feet;  
thence along a tangent curve to the right having a radius of 44.00 feet, through a central angle of 85°30'50" and an arc length of 65.67 feet;  
thence North 18°59'55" West a distance of 38.86 feet;  
thence North 24°56'16" West a distance of 100.32 feet;  
thence North 10°38'37" West a distance of 64.75 feet;  
thence North 17°36'03" West a distance of 84.10 feet;  
thence North 25°16'20" West a distance of 80.15 feet;  
thence along a tangent curve to the right having a radius of 44.00 feet, through a central angle of 18°14'37" and an arc length of 14.01 feet;  
thence along a tangent curve to the left having a radius of 44.00 feet, through a central angle of 61°06'40" and an arc length of 46.93 feet to the Easterly right of way of the Fidalgo Bay Road. The sidelines of said strip of land being prolonged or shortened to conform to the grantor's property lines.

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