

When recorded return to:

City of Sedro-Woolley  
325 Metcalf Street  
Sedro Woolley, WA 98284



Skagit County Auditor \$74.00  
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Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 150459-OE ✓

Grantor: MUFG Union Bank, NA  
Grantee: City Of Sedro-Woolley

### SPECIAL WARRANTY DEED (Not Statutory)

LAND TITLE OF SKAGIT COUNTY

THE GRANTOR MUFG UNION BANK, N.A. formerly Union Bank N.A., as Successor in interest to the FDIC, as Receiver for Frontier Bank for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells and conveys to CITY OF SEDRO-WOOLLEY, a municipal corporation for the State of Washington the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lots 3, 4, 15 & 16, Rosedale Garden Trs.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 4169-002-004-0200, P126653, 4169-002-004-0300, P126654

The Grantor, for itself and for its successors in interest: (1) expressly limits the covenants of this Deed to those herein expressed; (2) excludes all covenants arising or to arise by statutory or other implication; but (3) does covenant, unless limited by express words contained in this Deed, that against all persons whomsoever lawfully claiming or to claim by, through or under the Grantor, and not otherwise, Grantor will warrant and defend the title to the above-described Property.

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. 150459-OE.

Dated September 25, 2014

GRANTOR: MUFG Union Bank, NA  
*Richard Embry*  
By: Richard Embry

Its: VP OREO

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20143577  
SEP 26 2014  
Amount Paid \$ 494.50  
Skagit Co. Treasurer  
By *Mb* Deputy

STATE OF Washington -  
County of Snohomish

} SS:

I certify that I know or have satisfactory Richard Embry

the person who appeared

me, and said person acknowledged he signed this instrument, on oath

authorized to execute the instrument and is Vice President

of MUFG Union Bank, NA

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: September 24, 2014

Phyllis G. Prather

Phyllis G. Prather

Notary Public in and for the State Washington

Residing Everett

My appointment 4-19-2018



201409260043

Schedule "A-1"

150459-OE

DESCRIPTION:

Lot 3, Block 2, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY," as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington,

EXCEPT that portion of said Lot 3, described as follows:

Beginning at the Southeast corner of the West 10 feet of the said Lot 3;  
thence North  $02^{\circ}05'28''$  West along the East line of the said West 10 feet, a distance of 86.38 feet to the point of curvature of a curve to the right having a radius of 25.00 feet;  
thence Northeasterly and Easterly along said curve through a central angle of  $89^{\circ}59'57''$  and an arc distance of 39.27 feet;  
thence North  $87^{\circ}54'29''$  East, a distance of 46.95 feet;  
thence South  $02^{\circ}05'31''$  East, a distance of 11.37 feet to the South line of the said Lot 3;  
thence South  $87^{\circ}54'19''$  West along the said South line, a distance of 71.95 feet to the point of beginning of this description;

AND EXCEPT that portion conveyed to the City of Sedro-Woolley by Deed recorded under Auditor's File No. 9412050006.

ALSO Lot 4, Block 2, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY," as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington.

TOGETHER WITH Lots 15 and 16, Block 2, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY," as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington,

EXCEPT the East 202.64 feet of the South 120 feet of said Lot 16;

AND EXCEPT the North 80 feet of the South 200 feet of the East 150 feet of said Lots 15 and 16,

AND ALSO EXCEPT that portion of the East 155.13 feet of said Lot 15 lying North of the North line of the South 200 feet of Lots 15 and 16.

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.



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