

When recorded return to:
Mr. and Mrs. Martin Lee Meador
1034 Shorewood Drive
Seabrook, TX 77586



Skagit County Auditor

3/9/2015 Page

1 of

\$75.00
4 10:36AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 151389-SAE ✓

Grantor: Roger Doherty and Ronalee Doherty

Grantee: Martin Lee Meador and Linda Allen Meador

**Tax Parcel Number(s): P58258/3809-201-002-0009, P31691/350123-0-002-2700,
P112691/350123-0-002-2700**

**Abbreviated Legal: Lots 1 & 2, Blk 201, Northern Pacific Add. & Ptn Northern Pacific
Railroad ROW In NE NE, 23-35-1 E**

Land Title and Escrow

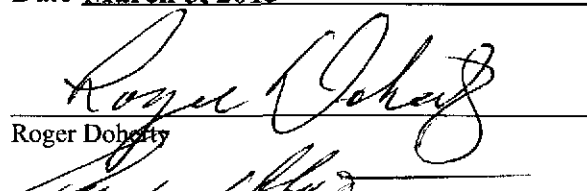
Statutory Warranty Deed


THE GRANTOR(S) ROGER DOHERTY, AN UNMARRIED MAN AND RONALEE DOHERTY, AN UNMARRIED WOMAN, EACH AS THEIR SEPARATE PROPERTY for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **MARTIN LEE MEADOR AND LINDA ALLEN MEADOR, HUSBAND AND WIFE GRANTEE(S)** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Full Legal Description Attached

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. 151389-SAE.

Date **March 3, 2015**


Roger Doherty


Ronalee Doherty

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 714
MAR 09 2015

Amount Paid \$10,952.40
Skagit Co. Treasurer
By  Deputy

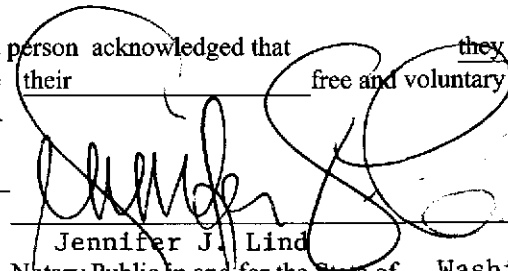
STATE OF
COUNTY OF

Washington
Skagit

} SS:

I certify that I know or have satisfactory evidence that Roger Doherty and Ronalee Doherty
the person who appeared before me, and said person acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 2/6/2015



Jennifer J. Lind
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/01/2018



PARCEL "A":

Lots 1 and 2, Block 201, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

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

PARCEL "B":

That portion of the Burlington Northern Railroad right of way designated as Northern Pacific Railroad on the plat map of "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southeast corner of Block 201 of said plat;
thence North $21^{\circ}36'44''$ West along the Easterly line of Block 201, a distance of 180.00 feet to the Northeast corner of said Block 201, being the true point of beginning;
thence South $72^{\circ}12'09''$ West along the Northerly line of said Block 201, a distance of 60.12 feet;
thence North $21^{\circ}36'44''$ West, a distance of 146.79 feet;
thence North $71^{\circ}17'58''$ East, a distance of 100.12 feet to a point on the Northerly projection of the centerline of Baltimore Avenue;
thence South $21^{\circ}36'44''$ East, a distance of 148.20 feet to the Northerly end of the centerline of Baltimore Avenue;
thence South $71^{\circ}57'51''$ West, a distance of 40.08 feet to the Northeast corner of said Block 201 being the true point of beginning.

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

PARCEL "C":

That portion of the following described Tract "RR" which lies between the Northwesterly extensions of the Southwesterly and Northeasterly lines of that certain tract of land conveyed to Don A. McLean, et ux, by that certain Quit Claim Deed recorded June 29, 1988, under Auditor's File No. 8806290026.

Tracts 1 and 2, Plate 7 in Section 14, Township 35 North, Range 1 East, W.M., and all that part of Tract 1, Plate 7 in Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the initial point of said Tract 1 of Section 23;
thence West 305 feet;
thence South $70^{\circ}44'$ West 855 feet;
thence South 23° East 112 feet;
thence North $69^{\circ}10'$ East 136 feet;
thence North $70^{\circ}53'$ East 533.5 feet;
thence North $73^{\circ}12'$ East 444 feet;
thence North $17^{\circ}45'$ East 32 feet to beginning.

PARCEL "C" continued:

EXCEPTING and excluding from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1, Plate 7, Section 23, and all that part thereof theretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:
Beginning at the initial point of Tract 1, Plate 7, said Section 23;

thence South $17^{\circ}45'$ West, 32 feet;
thence South $73^{\circ}12'$ West 444 feet;
thence South $70^{\circ}53'$ West, 533 5/10 feet;
thence South $69^{\circ}10'$ West 136 feet;
thence North 22° , no minutes West, 40 feet;
thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described;
thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North $17^{\circ}45'$ East, 66 feet from the initial point of lot one, Tract 1, Section 23;
thence South $17^{\circ}45'$ West, 66 feet to the place of beginning.

DESCRIPTION CONTINUED:

(NOTE: Said tract partially or wholly adjoins Lots 1 and 2 in Block 201, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.)

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