

Recording Requested By And
When Recorded Mail To:

Skagit County Parks & Recreation
Attn: Mr. Brian Adams, Director
1730 Continental Place
P.O. Box 1326
Mount Vernon, Washington 98273



Skagit County Auditor \$85.00
12/12/2016 Page 1 of 13 3:03PM

DOCUMENT TITLE: Access Easement

REFERENCE NUMBER OF RELATED DOCUMENT: N/A.

GRANTOR(S): Skagit County, a political subdivision of the State of Washington

GRANTEE(S): Skagit Land Trust, a Washington non-profit corporation

<u>ASSESSOR'S TAX / PARCEL NUMBER(S):</u>	P109241 (XrefID: 340414-2-001-0207); P131295 (XrefID: 340415-4-000-0100); P24891 (XrefID: 340415-4-000-0100); P131294 (XrefID: 340415-1-005-0100); P24892 (XrefID: 340415-4-003-0008); P24804 (XrefID: 340415-1-004-0003); P131293 (XrefID: 340415-1-001-0100); P131292 (XrefID: 340410-4-006-0200); P24483 (XrefID: 340410-3-001-0007); P131296 (XrefID: 340414-3-007-0100); P131297 (XrefID: 340414-2-004-0100); and P131298 (XrefID: 340414-0-005-0100).
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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 12 2016

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

ABBREVIATED LEGAL DESCRIPTION:

An access easement sixty feet (60') wide across a portion of: THE WESTERLY 1/2 OF THAT CERTAIN 100 FOOT WIDE STRIP OF LAND CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY BY DEED DATED 4-4-1890 AND RECORDED 7-13-1890 IN VOLUME 10 OF DEEDS PAGE 651. Complete legal description is attached hereto. Situate in Skagit County, State of Washington.

ACCESS EASEMENT

The undersigned, **Skagit County**, a political subdivision of the State of Washington ("Grantor" herein), the owner of the real property legally described in Exhibit "C" attached hereto (herein

"Grantor's Property") hereby grants and conveys to **Skagit Land Trust**, a Washington non-profit corporation, ("Grantee" herein), the owner of the real property described in Exhibit "D" attached hereto (herein "Grantee's Property"), and Grantee's agents, successors, and assigns, a permanent, perpetual, non-exclusive Access Easement (herein "Easement") for reasonable road access and utilities within such Easement area as legally described on Exhibit "A" attached hereto, and as depicted on Exhibit "B," attached hereto (herein the "Easement Area"). Grantor and Grantee may be individually referred to herein as a "party", and may be collectively referred to herein as the "parties."

1. Nature and Location of Easement. The Easement granted by Grantor herein shall be a permanent easement for the benefit of Grantee over, upon, across, and through portions of Grantor's Property, such "Easement Area" as legally described on Exhibit "A", and depicted on Exhibit "B", for the purposes of providing an access route to Grantee's Property including the right of ingress and egress with by foot or any reasonable vehicles and equipment. The Grantee specifically recognizes and agrees that Grantor is not obligated to make, construct, operate, maintain, or repair any particular improvements or facilities at (or within the vicinity of) Grantor's Property or the Easement Area pursuant to the terms of this Easement. The Easement is appurtenant to the Grantor's Property. The Grantee further recognizes and agrees that Grantee shall be responsible and/or liable for any use, maintenance, and/or repair of any access route located within the Easement Area, and that any such access route(s) located within the Easement Area shall not become County road(s) by virtue of this Easement. Grantee releases and holds harmless Grantor from any damages or impact to Grantee's Property resulting from and/or related to this Easement. The Grantee agrees that use of this Easement by Grantee shall be at the risk of the Grantee.

2. Encroachment/Construction Activity. Grantor shall not undertake any construction within the Easement area which would unreasonably damage or impair the Grantee's reasonable use of and access to the Easement Area, without Grantee's prior written approval; *provided*, that Grantor shall otherwise have full use of Grantor's Property within the Easement area, so long as such use does not unreasonably interfere with the Grantee's use of the Easement (in accordance with the terms herein). The Grantor specifically reserves the right to construct, use and maintain trail improvements, including, but not limited to, signage, bollards, fences, gates, trail surfaces, drainage facilities, and utilities within the Easement Area, and the use of such improvements for a public use trail.

3. Indemnity and Hold Harmless. Except as provided to the contrary herein, each party agrees to be responsible and assume liability for its own wrongful and/or negligent acts or omissions or those of their officials, officers, agents, or employees to the fullest extent required by law, and further agrees to save, indemnify, defend, and hold the other party harmless from any such liability. It is further provided that no liability shall attach to either party by reason of entering into this Easement except as expressly provided herein.

4. Binding Effect. The Easement and the covenants, terms, and conditions contained herein are perpetual in duration, and shall run with the land, and shall be binding upon Grantee and Grantor and the parties' respective successors, heirs, and assigns.

5. Governing Law; Venue. This Easement shall be construed under the laws of the State of Washington. It is agreed by the parties that the venue for any legal action arising from or related to this Easement shall be in Skagit County, State of Washington.

6. Severability. Should any term or provision of this Easement set forth herein be found to be void or unenforceable by a court of competent jurisdiction, all other terms and provisions of this Easement shall remain enforceable, binding, and in full force and effect.

7. Captions and Counterparts; Recording. The captions of this Easement are for convenience and reference only and in no way define, limit, or describe the scope or intent of this Easement. This Easement may be executed in any number of counterparts, and each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts shall constitute but one Easement agreement. Upon mutual execution by the parties, the Easement shall be recorded with the Skagit County Auditor, and shall become effective immediately upon recording.

8. Entire Agreement. This Easement agreement contains the entire agreement between the parties hereto and incorporates and supersedes all prior negotiations and agreements. This Easement agreement may not be modified or supplemented in any manner for form whatsoever, either by course of dealing or by parol or written evidence of prior agreements and negotiations, except upon the duly executed subsequent written agreement of the parties.

GRANTEE:

Skagit Land Trust, a Washington non-profit corporation.

DATED this 16th day of November, 2016.

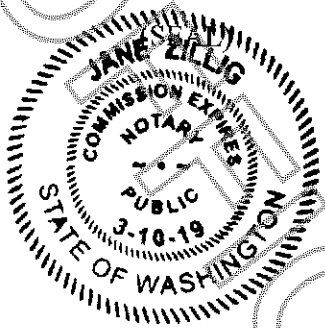
By: Anne Winkes
Anne Winkes
Secretary

STATE OF WASHINGTON }
 } ss.
COUNTY OF SKAGIT }

On this day personally appeared before me, the undersigned, a Notary Public in and for above said State, duly commissioned and sworn, personally appeared Anne Winkes, to me known to be the Secretary of Skagit Land Trust, a Washington non-profit corporation, the corporation that executed the

foregoing instrument, and acknowledged the said instrument to be the duly authorized free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument on behalf of said corporation.

DATED this 16 day of November, 2016.



Jane Zullig

Notary Public

Print name: JANE ZULLIG

Residing at: SEASIDE WALKER, WA

My appointment expires: 3-10-19

UNOFFICIAL DOCUMENT

DATED this 5 day of December, 2016.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

ABSENT

Lisa Janicki, Chair

Ron Wesen

Ron Wesen, Commissioner

Kenneth A. Dahlstedt

Kenneth A. Dahlstedt, Commissioner

Attest:

Amber Epps

Clerk of the Board

For contracts under \$5,000:
Authorization per Resolution R20030146

Recommended:

[Signature]

Department Head

County Administrator

Approved as to form:

[Signature] 11/21/16

Civil Deputy Prosecuting Attorney

Approved as to indemnification:

[Signature]

Risk Manager

Approved as to budget:

[Signature]

Budget & Finance Director

STATE OF WASHINGTON

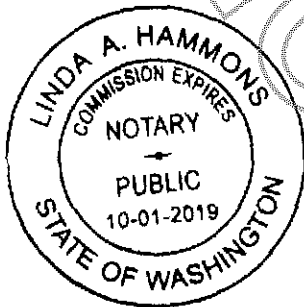
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that Lisa Janicki, Ron Wesen and/or Kenneth A. Dahlstedt are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Commissioners of Skagit County, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

DATED this 28 day of November, 2016.

(SEAL)



Linda Hammons

Notary Public

Print name: Linda Hammons

Residing at: Skagit County

My appointment expires: 10-01-2019

EXHIBIT "A"

EASEMENT AREA LEGAL DESCRIPTION

Those portions of the South 30 feet of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and of the North 30 feet of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 34 North, Range 4 East, W.M. lying within the right-of-way of the SC Coltrin Road No. 211 and bounded on the East by the Easterly line of the former right-of-way commonly known as the Northern Pacific Railway (originally the Seattle Lake Shore and Eastern Railway Company) and bounded on the West by the Westerly line of said former railway right-of-way.

Situate in the County of Skagit, State of Washington.

EXHIBIT "C"
LEGAL DESCRIPTION OF GRANTOR'S PROPERTY
P109241

THE WESTERLY 1/2 OF THAT CERTAIN 100 FOOT WIDE STRIP OF LAND CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY BY DEED DATED 4-4-1890 AND RECORDED 7-13-1890 IN VOLUME 10 OF DEEDS PAGE 651 BEING A PORTION OF THE NORTHWEST 1/4 AND PORTION OF EASTERLY 1/2 SAID RIGHT OF WAY WHICH LIES SOUTHERLY OF A LINE DRAWN PERPENDICULAR THROUGH THE CENTERLINE OF SAID 100 FOOT WIDE STRIP OF LAND AND THROUGH THE POINT OF DIVERGENCE OF THE EASTERLY RIGHT OF WAY LINE OF SAID 100 FOOT WIDE STRIP OF LAND THE WESTERLY RIGHT OF WAY LINE OF THE ROAD RIGHT OF WAY COMMONLY KNOWN AS STATE HIGHWAY NO 9 BEING A PORTION OF THE NORTHWEST 1/4 TOGETHER WITH TWO 50 FOOT BY 1500 FOOT STRIPS OF LAND CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY BY DEEDS DATED 4-4-1890 AND RECORDED 7-13-1890 IN VOLUME 10 OF DEEDS PAGES 653 AND 759 BEING PORTIONS OF THE NORTHWEST 1/4 ALSO TOGETHER WITH THE WESTERLY 1/2 OF THAT CERTAIN 100 FOOT WIDE STRIP OF LAND CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY BY DEED DATED 7-17-1891 AND RECORDED 7-25-1891 AS AUDITOR'S FILE NO. 3823 LYING WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 ALSO TOGETHER WITH THAT CERTAIN 20 FOOT WIDE STRIP OF LAND CONVEYED TO THE NORTHERN PACIFIC RAILWAY COMPANY BY DEED DATED 4-15-14 AND RECORDED 4-21-14 AS AUDITOR'S FILE NO. 102078 IN VOLUME 96 OF DEEDS PAGE 509 BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4. EXCEPT THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THENCE WEST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 275.88 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE 1494.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY 408.00 FEET; THENCE NORTH 56 DEGREES 41'17" WEST, ALONG THE NORTHEASTERLY LINE OF THE ABOVE DESCRIBED PARCEL, 157.80 FEET; THENCE NORTH 46 DEGREES 15'53" EAST 126.54 FEET; THENCE SOUTH 53 DEGREES 55'39" EAST 185.22 FEET TO THE CENTER OF THAT CERTAIN 100-FOOT WIDE RIGHT-OF-WAY TO SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY RIGHT-OF-WAY AS CONVEYED BY DEED DATED APRIL 4, 1890 AND RECORDED JULY 13, 1890 IN VOLUME 10 OF DEED, PAGE 651, RECORDS OF SKAGIT COUNTY WASHINGTON; THENCE SOUTH 36 DEGREES 04'21" WEST, ALONG SAID CENTERLINE, 241.88 FEET; THENCE CONTINUE ALONG SAID CENTERLINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1503.12 FEET THROUGH A CENTRAL ANGLE OF 1 DEGREE 47'53" AN ARC DISTANCE OF 47.17 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED NOVEMBER 11, 1996 UNDER AUDITOR'S FILE NO. 9611150090; THENCE SOUTH 55 DEGREES 43'32" EAST 50.00 FEET TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL AS CONVEYED TO SKAGIT COUNTY UNDER AUDITOR'S FILE NO. 9611150090, SAID POINT BEING THE POINT OF DIVERGENCE OF THE RIGHT-OF-WAY OF STATE HIGHWAY 9 AND THE EASTERLY LINE OF 100- FOOT STRIP CONVEYED TO SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG THE RIGHT-OF-WAY OF THE SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY RIGHT-OF-WAY, A DISTANCE OF 226.59 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY PROJECTION OF THE SOUTHWESTERLY LINE OF THE ABOVE DESCRIBED PARCEL; THENCE NORTH 60 DEGREES 07'16" WEST, ALONG SAID PROJECTION, 100.66 FEET TO THE TRUE POINT OF BEGINNING. PORTION OF AF#201206280062 PORTION OF AF#201211130142

Situate in the County of Skagit, State of Washington.

EXHIBIT "D"

LEGAL DESCRIPTION OF GRANTEE'S PROPERTY

That portion of Sections 10, 14 and 15 Township 34 North, Range 4 East, WM, described as follows:

Commencing at the Southwest corner of Section 11, Township 34 North, Range 4 East, WM, Thence South $88^{\circ} 32' 07''$ East, along the South line of said Section 11 a distance of 1168.41 feet; Thence North $1^{\circ} 06' 44''$ East 1024.71 feet, said point is the true point of beginning as described in that certain document recorded under Auditors File No. 200710110106, records of Skagit County Washington titled parcel "B" after adjustment; Thence the following courses along said Parcel "B" boundary North $65^{\circ} 38' 15''$ West 89.27 feet; Thence North $60^{\circ} 12' 24''$ West 578.82 feet; Thence North $58^{\circ} 52' 21''$ West 337.35 feet; Thence North $43^{\circ} 09' 09''$ West 68.08 feet; Thence North $0^{\circ} 43' 05''$ West 371.65 feet; Thence North $3^{\circ} 01' 13''$ East 349.79 feet; Thence North $28^{\circ} 03' 28''$ East 282.53 feet; Thence North $39^{\circ} 46' 02''$ East 128.04 feet; Thence North $73^{\circ} 15' 44''$ East 458.76 feet; Thence North $49^{\circ} 28' 04''$ East 210.47 feet; Thence along a curve to the left having a radius of 148.75 feet through a central angle of $87^{\circ} 56' 43''$ an arc distance of 228.33 feet; Thence North $38^{\circ} 28' 39''$ West 106.10 feet; Thence North $29^{\circ} 08' 06''$ West 48.98 feet; Thence North $5^{\circ} 45' 31''$ West 28.47 feet; Thence North $27^{\circ} 57' 37''$ East 255.36 feet; Thence North $38^{\circ} 57' 10''$ East 102.81 feet; Thence North $76^{\circ} 29' 57''$ East 62.91 feet; Thence North $60^{\circ} 00' 00''$ East 58.53 feet; Thence South $44^{\circ} 26' 23''$ East 49.42 feet, more or less to the Westerly margin of Babcock Road; Thence leaving said boundary of Parcel "B" Northerly along the West margin of Babcock Road, North $3^{\circ} 26' 55''$ East 41.07 feet; Thence continuing along said West margin the following courses, North $11^{\circ} 45' 40''$ East 40.64 feet; Thence North $27^{\circ} 27' 02''$ East 32.32 feet; Thence North $32^{\circ} 48' 39''$ East 35.96 feet, more or less to the East line of the Southwest Quarter of the Northwest Quarter of said Section 11; Thence North $1^{\circ} 36' 43''$ East, along said East line, 139.16 feet to the Southerly margin of Swan Road; Thence the following courses along said Southerly margin, Northwesterly along a non-tangent curve concave to the Southwest whose radius point bears South $10^{\circ} 04' 23''$ West a distance of 2834.79 feet through a central angle of $6^{\circ} 32' 59''$ an arc distance of 324.06 feet; Thence North $86^{\circ} 28' 36''$ West 1027.43 feet, more or less to the West line of said Section 11; Thence North $1^{\circ} 29' 48''$ East, along said West line, 15.22 feet; Thence continuing along said right of way North $86^{\circ} 40' 21''$ West 59.18 feet; Thence North $86^{\circ} 44' 13''$ West 105.52 feet; Thence North $85^{\circ} 17' 44''$ West 96.36 feet; Thence North $82^{\circ} 50' 22''$ West 76.89 feet; Thence North $81^{\circ} 18' 27''$ West 146.29 feet to the centerline of Nookachamps creek; Thence the following meandered courses along the centerline of said Nookachamps creek, South $14^{\circ} 59' 44''$ West 44.48 feet; Thence South $1^{\circ} 39' 17''$ East 70.61 feet; Thence South $28^{\circ} 20' 42''$ East 86.67 feet; Thence South $63^{\circ} 39' 24''$ East 100.51 feet; Thence South $75^{\circ} 45' 56''$ East 110.95 feet; Thence South $66^{\circ} 37' 29''$ East 133.10 feet; Thence South $50^{\circ} 39' 38''$ East 53.86 feet; Thence South $36^{\circ} 57' 59''$ East 46.09 feet; Thence South $31^{\circ} 38' 29''$ East 105.02 feet; Thence South $19^{\circ} 37' 45''$ East 78.67 feet; Thence South $6^{\circ} 28' 20''$ East 36.00 feet; Thence South $1^{\circ} 15' 55''$ East 48.25 feet; Thence South $21^{\circ} 57' 10''$ West 65.40 feet; Thence South $52^{\circ} 42' 41''$ West 71.75 feet; Thence South $87^{\circ} 55' 04''$ West 50.91 feet; Thence South $70^{\circ} 43' 30''$ West 73.77 feet;

Thence North 83° 33' 13" West 37.27 feet; Thence North 67° 12' 20" West 51.36 feet; Thence North 46° 14' 06" West 152.66 feet; Thence North 55° 38' 38" West 50.63 feet; Thence North 41° 51' 17" West 255.39 feet; Thence North 62° 11' 43" West 53.08 feet; Thence North 79° 35' 00" West 58.48 feet; Thence South 82° 24' 56" West 86.84 feet; Thence South 54° 57' 47" West 88.04 feet; Thence South 36° 22' 07" West 58.88 feet; Thence South 33° 34' 34" West 198.18 feet; Thence South 55° 01' 33" West 58.93 feet; Thence North 89° 28' 26" West 79.74 feet; Thence North 80° 41' 38" West 63.98 feet; Thence North 65° 20' 23" West 91.10 feet; Thence North 56° 36' 34" West 115.20 feet; Thence North 70° 29' 45" West 114.29 feet; Thence South 89° 35' 10" West 129.32 feet; Thence South 64° 49' 30" West 116.57 feet; Thence South 42° 00' 02" West 51.82 feet; Thence South 31° 47' 58" West 50.90 feet; Thence South 36° 03' 58" West 97.32 feet; Thence South 40° 28' 29" West 111.76 feet; Thence South 27° 08' 00" West 48.46 feet; Thence South 13° 48' 27" West 146.66 feet; Thence South 20° 24' 58" West 163.42 feet; Thence South 50° 47' 36" West 107.26 feet; Thence South 57° 39' 24" West 85.65 feet, more or less to the North line of the Northwest Quarter of the Southeast Quarter of said Section 10; Thence leaving said creek centerline North 88° 44' 43" West, along said North line, 196.82 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said North line South 31° 56' 05" West 31.48 feet; Thence South 22° 29' 52" West 15.99 feet; Thence South 34° 40' 55" West 51.25 feet; Thence South 5° 54' 54" East 100.00 feet; Thence South 7° 21' 13" West 80.73 feet; Thence South 49° 27' 34" East 158.12 feet; Thence South 33° 46' 25" East 6.19 feet; Thence South 23° 32' 55" East 28.75 feet; Thence South 14° 56' 18" East 62.19 feet; Thence South 31° 17' 40" East 62.18 feet; Thence South 21° 43' 52" East 44.19 feet; Thence South 26° 20' 27" East 50.67 feet; Thence South 21° 18' 30" East 50.11 feet; Thence South 26° 08' 06" East 87.41 feet; Thence South 49° 19' 42" East 101.36 feet; Thence South 74° 28' 53" East 68.57 feet; Thence South 61° 47' 09" East 24.61 feet; Thence South 60° 00' 49" East 21.17 feet; Thence South 35° 59' 34" West 60.63 feet; Thence South 16° 40' 14" West 121.02 feet; Thence South 19° 08' 12" East 132.43 feet; Thence South 12° 29' 58" East 52.68 feet; Thence South 46° 52' 30" East 48.87 feet; Thence South 60° 03' 05" East 103.02 feet; Thence South 69° 30' 09" East 48.21 feet; Thence South 85° 54' 15" East 100.84 feet; Thence South 13° 32' 45" West 57.27 feet; Thence South 2° 03' 06" East 172.92 feet; Thence South 2° 06' 02" West 912.30 feet; Thence South 27° 26' 09" West 80.39 feet; Thence South 25° 10' 53" East 33.79 feet; Thence South 22° 11' 09" East 134.93 feet; Thence South 22° 14' 46" East 135.27 feet; Thence South 19° 27' 00" East 152.21 feet; Thence South 19° 27' 02" East 154.76 feet; Thence South 30° 22' 07" East 160.09 feet; Thence South 31° 44' 17" East 165.70 feet; Thence South 8° 25' 19" East 88.89 feet; Thence South 9° 23' 50" East 153.52 feet; Thence South 13° 53' 40" East 127.17 feet; Thence South 5° 13' 09" West 703.31 feet; Thence South 16° 31' 19" West 90.60 feet; Thence South 13° 16' 59" East 93.08 feet; Thence South 15° 26' 09" East 27.73 feet; Thence South 26° 42' 35" East 216.31 feet; Thence South 53° 03' 24" East 45.81 feet; Thence South 21° 00' 54" West 115.42 feet; Thence South 7° 01' 24" West 143.10 feet; Thence South 29° 48' 00" East 59.82 feet; Thence South 1° 34' 02" East 49.36 feet; Thence South 13° 38' 32" East 64.62 feet; Thence South 23° 58' 35" East 65.67 feet; Thence South 40° 38' 15" East 90.57 feet; Thence South 50° 23' 19" East 102.63 feet; Thence South 79° 51' 55" East 166.09 feet; Thence North 70° 45' 13" East 43.22 feet; Thence South 79° 25' 18" East 20.49 feet; Thence South 81° 40' 02" East 29.44 feet; Thence South 11° 49' 18" West 92.65 feet; Thence South 12° 29' 54" East 123.98 feet; Thence South 28° 39' 56" West 29.14 feet; Thence South 14° 37' 34" West 75.63 feet; Thence South 0°

20° 45" East 111.73 feet; Thence South 48° 25' 28" East 11.36 feet; Thence South 5° 04' 40" East 65.41 feet; Thence South 19° 53' 20" East 63.44 feet; Thence South 28° 19' 19" East 94.72 feet; Thence South 70° 31' 51" East 89.84 feet; Thence South 43° 33' 29" East 155.07 feet; Thence North 70° 24' 51" East 83.00 feet; Thence South 54° 50' 52" East 21.37 feet; Thence North 79° 28' 23" East 71.92 feet; Thence South 62° 24' 17" East 18.77 feet; Thence South 72° 29' 08" East 30.68 feet; Thence North 78° 29' 56" East 189.47 feet; Thence North 76° 52' 30" East 48.87 feet; Thence North 60° 00' 00" East 39.16 feet; Thence North 45° 00' 00" East 39.16 feet; Thence North 30° 00' 00" East 39.16 feet; Thence North 15° 00' 00" East 39.16 feet; Thence North 2° 40' 41" East 22.23 feet, more or less to the North line of the South Half of the Northwest Quarter of the Southwest Quarter of Section 14; Thence South 88° 07' 27" East, along said line, 369.47 feet to the centerline of that certain 100 foot wide strip of land conveyed to the Seattle Lake Shore and Eastern Railway Company by deed dated July 17, 1891 and recorded July 25, 1891 as Auditors File No. 3823, in Volume 20 of Deeds, page 504, records of Skagit County Washington; Thence Southerly along said centerline a distance of 766 feet, more or less to the South line of the Northwest Quarter of the Southwest Quarter of Section 14; Thence North 88° 33' 36" West 752.72 feet, more or less, to the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 14; Thence North 88° 36' 40" West, along the South line of the Northeast Quarter of the Southeast Quarter of Section 15, a distance of 1333.41 feet to the Southwest corner thereof; Thence North 1° 12' 08" East, along the West line of said Northeast Quarter of the Southeast Quarter of said Section 15, a distance of 688.46 feet, more or less to the North margin of College Way (SR538); Thence Westerly along said margin, 2606.52 feet, more or less to the East line of the West 208.7 feet of the South 626.1 feet of that portion of the Southeast Quarter of the Northwest Quarter lying North of State Road No. 1-G, as described under AFN 8305270054, in said Section 15; Thence North 1° 26' 36" East, along said East line, 626.10 feet to the Northeast corner of said parcel being on the South line of that certain parcel as described under Auditors File No. 200411050096; Thence South 88° 41' 14" East, along the South line of said parcel recorded under Auditors File No. 200411050096, a distance of 771.45 feet to the Southeast corner thereof; Thence North 1° 26' 36" East, along the East line of said parcel, 433.56 feet, to the Southwest corner of Parcel 4, as shown and described on that certain Boundary Line Adjustment survey map recorded under Auditors File No. 200706190095, records of Skagit County Washington; Thence the following courses along the Southerly, Easterly and Northerly line of said Parcel 4, South 88° 33' 24" East 370.33 feet; Thence South 85° 42' 09" East 472.91 feet; Thence South 86° 50' 15" East 213.62 feet; Thence North 71° 25' 46" East 334.89 feet; Thence North 29° 59' 41" East 162.34 feet; Thence North 29° 59' 41" East 45.44 feet; Thence North 29° 59' 41" East 117.22 feet; Thence North 5° 34' 33" East 162.09 feet; Thence North 12° 48' 25" West 218.85 feet; Thence North 25° 34' 21" West 205.38 feet; Thence North 18° 17' 32" West 348.90 feet; Thence North 8° 07' 49" West 157.41 feet; Thence North 30° 23' 11" West 111.90 feet; Thence North 25° 47' 39" West 87.34 feet; Thence North 25° 47' 39" West 91.15 feet; Thence North 54° 48' 59" West 93.58 feet; Thence North 76° 59' 11" West 180.46 feet; Thence North 76° 50' 23" West 84.64 feet; Thence North 57° 43' 31" West 112.69 feet; Thence North 78° 26' 16" West 220.72 feet to the Northwest corner of said Parcel 4; Thence continue along the Northerly boundary of Parcel 3 of said Boundary Line Adjustment the following courses, North 66° 03' 52" West 103.00 feet; Thence North 66° 03' 52" West 138.90 feet; Thence South 79° 36' 46" West 295.79 feet; Thence North 88° 04' 38" West 128.61 feet; Thence North 52° 05' 24" West 149.71 feet;

Thence North 32° 41' 51" West 129.01 feet; Thence North 15° 42' 36" West 159.39 feet; Thence North 63° 15' 58" West 111.40 feet; Thence South 62° 42' 54" West 117.72 feet to the Northwest corner of said Parcel 3; Thence continuing along the Southerly and Westerly boundary of Parcel 1 of said Boundary Line Adjustment the following courses, North 89° 11' 17" West 363.49 feet to the West line of the East Half of the Southwest Quarter of Section 10; Thence North 0° 12' 29' East, along said line, 1982.62 feet to the Northwest corner thereof; Thence 88° 44' 43" East, along the East-West centerline of said Section 10 a distance of 1681.35 feet to the **TRUE POINT OF BEGINNING**.

Except the following described parcels:

Exception no. 1, any portion lying within the right of way of State Road No. 538, also known as College Way.

Exception No. 2, any portion lying within the right of way of McLaughlin Road.

Exception No 3, that portion, if any, that lies within the previous right of way of college way between the center of section 15, and the existing right of way of college way to the west of said center of section .

Containing 220 Acres, more or less.

Subject to and together with Easements, and Restrictions of record.

Situate in the County of Skagit, State of Washington.