

When recorded return to:
Eron Berg
City of Sedro Woolley
325 Metcalf St
Sedro Woolley, WA 98284

201806290120
06/29/2018 01:52 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032383

CHICAGO TITLE
620032383

STATUTORY WARRANTY DEED

THE GRANTOR(S) Reba J. Sines, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to City of Sedro Woolley

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. SE SW, 24-35-04E W.M.

Tax Parcel Number(s): P37583 / 350424-3-004-0007

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182864
JUN 29 2018

Amount Paid \$ 9528.00
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 26, 2018


Reba J. Sines

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Reba J. Sines is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-28-18

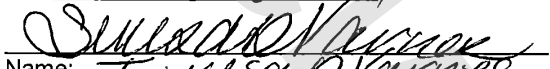

Name: Teresa D Varnes
Notary Public in and for the State of WA
Residing at: Camano Island
My appointment expires: 5/29/19



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P37583 / 350424-3-004-0007

PARCEL A:

All that portion of the Southeast Quarter of the Southwest Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, lying North of State Street, as established in the City of Sedro Woolley, and West of a line drawn parallel with and 200 feet West of the center line of the main track of the Northern Pacific Railway Company;

EXCEPT that portion, if any, lying within the boundaries of Rita Street as platted in the City of Sedro Woolley.

AND EXCEPT THEREFROM that portion of the Southeast Quarter of the Southwest Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the Northwest corner of said subdivision;
Thence South 89°50'19" East along the North line thereof, a distance of 10.20 feet to a point which is 22.50 feet East of the monumented centerline of Rita Street and the point of beginning of this description;
Thence South 00°07'04" East parallel with said centerline, a distance of 16.11 feet;
Thence South 89°15'03" East a distance of 90.81 feet to the East line of that tract conveyed to Hansen and Peterson, Inc., by deed dated February 11, 1971, and recorded under Auditor's File No. 749220, records of Skagit County, Washington;
Thence North 00°08'01" West along the East line thereof, a distance of 1.62 feet to the most Northerly corner of said Hansen and Peterson tract and the West line of the railroad right-of-way lying within 200 feet of the mainline railroad centerline;
Thence North 09°43'49" East along the West line of said railroad right-of-way, a distance of 15.63 feet to the North line of said Southeast Quarter of the Southwest Quarter;
Thence North 89°50'19" West along said North line, a distance of 93.47 feet to the point of beginning of this description.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the Southeast Quarter of the Southwest Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the North line of State Street as conveyed to the City of Sedro Woolley by deed recorded March 1, 1913, in Volume 91 of Deeds, page 330, under Auditor's File No. 95381, records of Skagit County, Washington, and the West line of the Railway right-of-way as conveyed to the Northern Pacific Railway Company, a corporation, by deed recorded July 16, 1909, in Volume 78 of Deeds, page 101, under Auditor's File No. 74588, records of Skagit County, Washington;
Thence North 89°58'15" East a distance of 26.65 feet;
Thence North 00°08'15" West a distance of 152.75 feet, more or less, to a point on the West line of said railway right-of-way;
Thence South 09°45'30" West a distance of 155.15 feet, more or less, to the point of beginning.

EXHIBIT "A"
Legal Description
(continued)

Situated in Skagit County, Washington.

PARCEL C:

That portion of the Southeast Quarter of the Southwest Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the Northwest corner of said subdivision;
Thence South 00°22'04" East along the West line thereof, a distance of 169.07 feet to the North line of that certain tract conveyed to the City of Sedro Woolley by deed recorded in Volume 91 of Deeds, page 330, under Auditor's File No. 95380, records of Skagit County, Washington;
Thence North 89°58'29" East along said North line, a distance of 16.96 feet to a line that is 30 feet distant from when measured at right angles, the monumented centerline of Rita Street and the point of beginning of this description;
Thence South 00°07'14" East along the line last described, a distance of 61.05 feet to the point of curvature of curve to the left having a radius of 20 feet and a central angle of 103°12'19";
Thence Southerly, Southeasterly and Easterly along said curve through an arc length of 36.03 feet;
Thence North 76°40'27" East along the tangent to said curve, a distance of 19.44 feet to the West line of that certain tract conveyed to the Northern Pacific Railway Company by deed dated June 5, 1909, and recorded under Auditor's File No. 74588, records of Skagit County, Washington;
Thence North 09°43'49" East along said Northern Pacific tract, a distance of 77.12 feet to the North line of the above described City of Sedro Woolley tract;
Thence South 89°58'29" West along the North line of said City of Sedro Woolley tract, a distance of 56.69 feet to the point of beginning of this description.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, by instrument;
Dated: October 28, 1983
Recorded: October 31, 1983
Auditor's No.: 8310310006, records of Skagit County, Washington
In favor of: Bob Hammond and Jessie Hammond, husband and wife,
For: A four inch buried sewer line and one clean out within the easement
right-of-way, and the right to make repairs and replacements thereof
Affects: A portion of said premises and other property
2. Public and private easements, if any, over vacated portion of said premises.
Affects: Parcel C
3. Right of way for road known as Rita Street, constructive notice of which is contained in various instruments of record;
Affects: The Westerly boundary of said Parcel A
4. Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Sedro-Woolley.