



201810120008

10/12/2018 09:52 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Return Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Document Title:

Special Warranty Deed

Reference Number (if applicable): \_\_\_\_\_

Grantor(s):

additional grantor names on page \_\_\_\_

- 1) Alan E. Hebert
- 2) Darcy Y. Hebert Estate

Grantee(s):

additional grantor names on page \_\_\_\_

- 1) Alan E. Hebert
- 2) \_\_\_\_\_

Abbreviated Legal Description:

full legal on page(s) \_\_\_\_

SW SE 34-34-4

Assessor Parcel /Tax ID Number:

additional parcel numbers on page \_\_\_\_

P29742



**EXHIBIT "A"**

The North 660 Feet of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 34, Township 34 North, Range 4 East W.M. EXCEPT the North 135 feet of the West  $\frac{1}{2}$  thereof and also EXCEPT that certain 40-foot wide road right of way as reserved by document recorded July 23, 1974 under Auditor's File No. 803998 records of Skagit County, Washington.

AND ALSO EXCEPT beginning at the Southwest corner of the North 135 feet of said subdivision; thence South 89 degrees 32'18" East along the South line of said North 135 feet, a distance of 417.40 feet to the West line of that certain 40 foot wide road as reserved in Quit Claim Deed recorded July 23, 1974, under Auditor's File No. 803998; thence Southerly and Southeasterly along said West line a distance of 88.79 feet on a curve to the left having a radius of 165.17 feet, a central angle of 30 degrees 48'09" and a chord bearing of South 15 degrees 17'54" East; thence continuing Southeasterly along said West line a distance of 90.26 feet on a curve to the left having a radius of 305.70 feet, a central angle of 16 degrees 55'02", and a chord bearing of South 39 degrees 09'29" East; thence North 89 degrees 32'18" West, a distance of 195.00 feet; thence North 62 degrees 16'58" West, a distance of 349.38 feet to the point of beginning.

AND ALSO EXCEPT the South Half of the Southwest Quarter of the Southeast Quarter of Section 34, Township 34 North, Range 4 East, W.M.,

TOGETHER with that portion of the North Half of the Southwest Quarter of the Southeast Quarter of Section 34, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southwest corner of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter of said Section 34;

Thence South 89 degrees 32'18" East along the South line of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter of said Section 34, a distance of 38.63 feet to the point of beginning of this description;

Thence North 46 degrees 29'15" West, a distance of 65.78 feet;

Thence North 7 degrees 08'55" West, a distance of 106.30 feet;

Thence North 23 degrees 17'26" West, a distance of 29.54 feet;

Thence North 34 degrees 21'30" West, a distance of 3839 feet;

Thence North 56 degrees 14'55" West, a distance of 16.12 feet;

Thence North 86 degrees 36'08" West, a distance of 26.00 feet;

Thence North 67 degrees 46'48" West, a distance of 18.74 feet;

Thence North 17 degrees 52'34" West, a distance of 99.18 feet;

Thence North 42 degrees 23'00" East, a distance of 25.66 feet to a point on the Westerly line of that certain 40.00 foot wide road right of way as reserved in Quit Claim Deed filed under Auditor's File No. 803998, records of Skagit County, Washington;

Thence South 47 degrees 37'00" East along said Westerly right of way line a distance of 208.20 feet to a curve to the right having a radius of 239.25 feet;

Thence Southerly along said Westerly right of way line of said curve through a central angle of 83 degrees 46'34", an arc distance of 141.04 feet;

Thence South 13 degrees 50'25" East along said Westerly right of way line, a distance of 84.01 feet to a point on the South line of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 34;

Thence North 89 degrees 32'18" West a distance of 80.95 feet to the point of beginning.