

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

Alfco, LLC
11857 Bay Ridge Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-04-04
OCT 04 2019

Amount Paid \$
By Skagit Co. Treasurer Deputy
Mg

201910040081
10/04/2019 02:23 PM Pages: 1 of 20 Fees: \$122.50
Skagit County Auditor

STATUTORY WARRANTY DEED FOR BOUNDARY LINE ADJUSTMENT

Grantor (s):	ALFCO, LLC, a Washington limited liability company	GUARDIAN NORTHWEST TITLE CO. 19-2683
Grantee (s):	ALFCO, LLC, a Washington limited liability company	
Legal Descriptions:	Exhibit "A" PTN W $\frac{1}{2}$ SW 20344	
Assessor's Tax Parcel Nos.:	P26788, 340420-0-095-0008, P26886, 340420-0-175-0001, P53373, 3735-002-001-0001, P53374, 3735-002-002-0000, P53375, 3735-002-003-0009, P53376, 3735-002-004-0008, P53377, 3735-002-005-0007, P53378, 3735-002-006-0006, , P54114, 3753-001-008-0003, P54115, 3753-001-008-0102, P54122, 3753-002-016-0001, P103224, 3735-002-005-0100, P121047, 340420-3-175-0300, P54113, 3753-001-007-0004	

WHEREAS: the Grantor, ALFCO, LLC, a Washington limited liability company, is the owner of the following parcels of property:

See Exhibit "A" attached hereto and incorporated herein by reference, and as further depicted on Exhibit "B" attached hereto and incorporated herein by reference.

Situated in the County of Skagit, State of Washington.

WHEREAS: the Grantor and Grantee wish to perform a boundary line adjustment of; the above described parcels;

NOW THEREFORE, the Grantor, ALFCO, LLC, a Washington limited liability company, for and in consideration of adjustment of the boundary lines of Grantor's parcels, and other good and valuable consideration, the receipt and sufficiency of which are hereby

{02958177 -4}

1

Statutory Warranty Deed for Boundary Line Adjustment

acknowledged, and in consideration of the mutual covenants and promises herein, as the owner of the real property described in Exhibit "A" attached hereto, does hereby convey and warrant to ALFCO, LLC, a Washington limited liability company, the following described real property situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein, to wit: that property described as:

See Exhibit "C" attached hereto and incorporated herein by this reference, and as further depicted on Exhibit "D" attached hereto and incorporated herein by reference.

Situated in the County of Skagit, State of Washington.

This boundary line adjustment is not for the purpose of creating additional building lots.

The boundary line adjustment includes recently vacated rights of ways and/or alley ways pursuant to that certain Ordinance No. 3787, recorded as Auditor's File No. 201908270086, provided, however, that effectiveness of such vacations are subject to the satisfaction of all conditions set forth in such ordinance.

///

///

/// (signatures and acknowledgements follow:)

///

///

{02958177 -4}

DATED this 20 day of September, 2019.

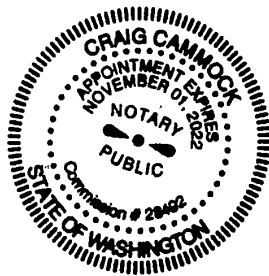
ALFCO, LLC,
a Washington limited liability company

By Monty C. McCoy
Name: Monty C. McCoy
Its: Real Property Manager

State of Washington)
County of Skagit) ss

I certify that I know or have satisfactory evidence that Monty McCoy is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Real Property Manager of ALFCO, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument on behalf of such limited liability company.

Dated: September 20, 2019.



(Signature)
NOTARY PUBLIC
CRAIG CAMMOCK

Print Name of Notary
My appointment expires: 11-1-2022

APPROVED

The foregoing Statutory Warranty Deed adjusting boundary lines is hereby approved in accordance with the Mount Vernon Municipal Code, this 2nd day of OCTOBER, 2019.

City of Mount Vernon

By: 

Title: PUBLIC WORKS DIRECTOR

{02958177 -4}

Statutory Warranty Deed for Boundary Line Adjustment
Approval

Exhibit "A"

Grantor's Parcels – Legal Description Prior to Boundary Line Adjustment

(see attached)

{02958177 -4}

Exhibit A



Pacific Surveying & Engineering, Inc

land surveying • civil engineering • consulting • environmental
 909 Squallcum Way #111, Bellingham, WA 98225
 Phone 360.671.7387 Facsimile 360.671.4685 Email info@psurvey.com

EXHIBIT 'A'

PARCEL "A":

THAT PORTION OF THE WEST ¼ OF THE WEST ¼ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF KINCAID STREET, ACCORDING TO THE RECORDED PLAT OF THE TOWN OF MOUNT VERNON, WASHINGTON, AND A LINE DRAWN PARALLEL WITH AND DISTANT 54.0 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY'S) MAIN TRACK CENTERLINE, AS ORIGINALLY LOCATED AND CONSTRUCTED; THENCE SOUTHERLY PARALLEL WITH SAID MAIN TRACK CENTERLINE A DISTANCE OF 429.0 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 215.0 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 300.0 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 30.0 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 129.0 FEET TO THE POINT OF INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF KINCAID STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF KINCAID STREET A DISTANCE OF 185.0 FEET TO THE POINT OF BEGINNING. EXCEPT THOSE PORTIONS THEREOF, IF ANY, LYING EAST OF THE EAST LINES OF THOSE PROPERTIES CONVEYED TO THE SEATTLE AND MONTANA RAILWAY COMPANY BY DEEDS RECORDED IN VOLUME 15 OF DEEDS, PAGE 411, AND IN VOLUME 18 OF DEEDS, PAGE 537.

EXCEPT THOSE TWO NORTHERLY AND NORTHEASTERLY PORTIONS THEREOF CONVEYED TO THE STATE OF WASHINGTON AND THE CITY OF MOUNT VERNON BY AUDITOR'S FILE NOS. 9803170090 AND 200005080050, RESPECTIVELY.

PARCEL "B":

THE EASTERLY 29.0 FEET OF BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) RIGHT-OF-WAY IN THE WEST ¼ OF WEST ¼ OF SOUTHWEST ¼ OF SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AT MT. VERNON, SKAGIT COUNTY, WASHINGTON, LYING BETWEEN TWO LINES DRAWN PARALLEL WITH AND DISTANT, RESPECTIVELY, 25.0 FEET AND 54.0 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILROAD COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED, SAID 54.0 FOOT PARALLEL LINE ALSO BEING ON THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED FROM BURLINGTON NORTHERN RAILROAD COMPANY TO ALFCO, INC. DATED JULY 27, 1992 AND RECORDED AS DOCUMENT NO. 9209030031 IN AND FOR SKAGIT COUNTY, WASHINGTON, BEING ON THE WESTERLY BOUNDARIES OF TWO PARCELS OF LAND DESCRIBED IN WARRANTY DEED FROM THE GREAT NORTHERN RAILWAY COMPANY TO LIBBY, MCNEILL & LIBBY, A MAINE CORPORATION DATED MAY 8, 1955, BEING ON THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED FROM THE GREAT NORTHERN RAILWAY COMPANY TO S.A. MOFFETT AND WIFE DATED NOVEMBER 14, 1944 AND BEING ON THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED FROM BURLINGTON NORTHERN RAILROAD COMPANY TO GLACIER PARK COMPANY DATED OCTOBER 17, 1988, BOUNDED ON THE SOUTH BY THE NORTH LINE OF SECTION STREET AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF BROADWAY STREET, ACCORDING TO THE RECORDED PLAT OF MT. VERNON, WASHINGTON.

PARCEL "C":

THOSE PORTIONS OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

2. BEGINNING AT A POINT IN THE WEST LINE OF SAID SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 20, DISTANT 620.11 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EASTERLY PERPENDICULAR TO SAID WEST LINE 65 FEET, MORE OR LESS, TO A POINT PERPENDICULARLY DISTANT 54 FEET EASTERLY FROM THE CENTERLINE OF THE MAIN TRACK OF THE RAILWAY OF THE GREAT NORTHERN RAILWAY COMPANY, AS NOW LOCATED AND CONSTRUCTED, TO THE PLACE OF BEGINNING; THENCE NORTHERLY PARALLEL WITH SAID CENTER LINE OF MAIN TRACK AND DISTANT 54 FEET EAST THEREFROM 158 FEET; THENCE EASTERLY PERPENDICULAR TO SAID WEST LINE 215 FEET, MORE OR LESS, TO A POINT PERPENDICULARLY DISTANT 280 FEET EASTERLY FROM SAID WEST LINE, THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 158 FEET; THENCE WESTERLY PERPENDICULAR TO SAID WEST LINE 215 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

3. BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 20, 975.26 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 20, 65 FEET, MORE OR LESS, TO A POINT 54 FEET DISTANT EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE GREAT NORTHERN RAILWAY COMPANY'S MAIN



Pacific Surveying & Engineering, Inc

land surveying • civil engineering • consulting • environmental
 909 Squalicum Way #111, Bellingham, WA 98225
 Phone 360.671.7387 Facsimile 360.671.4685 Email info@psurvey.com

TRACK AS NOW LOCATED AND CONSTRUCTED, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE EASTERLY CONTINUING ALONG THE LAST DESCRIBED COURSE 150 FEET, MORE OR LESS, TO A POINT IN THE SOUTHEASTERLY BOUNDARY OF THE TRACT OF LAND CONVEYED TO THE SEATTLE & MONTANA RAILWAY COMPANY BY JAMES F. MCELROY BY WARRANTY DEED DATED MARCH 17, 1891; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY BOUNDARY 95 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE EASTERLY AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 20, 30 FEET TO A POINT 280 FEET DISTANT EASTERLY FROM THE WEST LINE OF SAID SECTION 20; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF SAID SECTION 20, 267.89 FEET; THENCE WESTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE 215 FEET, MORE OR LESS, TO A POINT 54 FEET DISTANT EASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF SAID MAIN TRACK; THENCE SOUTHERLY PARALLEL TO SAID CENTER LINE OF MAIN TRACK 355.15 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "F-1":

LOT 16, BLOCK 2, "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 1 BY DEEDS RECORDED APRIL 17, 1953, JULY 17, 1972 AND SEPTEMBER 1, 1972 UNDER AUDITOR'S FILE NOS. 487248, 771195 AND 775979, TOGETHER WITH VACATED SOUTH SIXTH STREET ABUTTING LOTS 1 AND 16 OF THE PLAT OF "PICKEN'S ADDITION TO THE CITY OF MT. VERNON" AS VACATED BY CITY OF MOUNT VERNON ORDINANCE NO. 3787

PARCEL "G":

LOTS 1, 2, 3, 4, 5 AND 6, ALL IN BLOCK 2, "KINCAID'S ADDITION TO MT. VERNON, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 84, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THE SOUTH ½ OF THE VACATED ALLEY BETWEEN BLOCKS 1 AND 2 OF KINCAID'S ADDITION TO MOUNT VERNON, AS VACATED BY CITY OF MOUNT VERNON ORDINANCE NO. 3787.

PARCEL "H":

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, ALL IN BLOCK 1, "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THE WEST 5 FEET OF VACATED SOUTH SIXTH STREET THAT HAS REVERTED THERETO BY OPERATION OF LAW.

PARCEL "I":

THE EASTERLY 29.0 FEET OF THE BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) RIGHT-OF-WAY IN THE WEST ¼ OF THE WEST ¼ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING BETWEEN TWO LINES DRAWN PARALLEL WITH AND DISTANT, RESPECTIVELY, 25.0 FEET AND 54.0 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILROAD COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED, SAID 54.0 FOOT PARALLEL LINE ALSO BEING ON THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED FROM BURLINGTON NORTHERN RAILROAD COMPANY TO GLACIER PARK COMPANY DATED OCTOBER 17, 1988, BOUNDED ON THE SOUTH BY EASTERLY EXTENSION OF THE SOUTH LINE OF BROADWAY STREET AND BOUNDED ON THE NORTH BY A LINE DRAWN PARALLEL WITH AND 45 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE K LINE SURVEY LINE OF SR 5, MOUNT VERNON; BLACKBURN ROAD TO SKAGIT RIVER. THE SPECIFIC DETAILS OF SAID K LINE ARE SHOWN ON THAT CERTAIN MAP OF DEFINITE LOCATION NOW OF RECORD AND ON FILE IN THE OFFICE OF THE SECRETARY OF TRANSPORTATION AT OLYMPIA, AND BEARING THE DATE OF APPROVAL, FEBRUARY 25, 1971, REVISED NOVEMBER 22, 1996.

EXCEPT THAT NORTHERLY PORTION THEREOF CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED MAY 8, 2000 AS AUDITOR'S FILE NO. 200005080050.

ALSO EXCEPT THE WEST 5.6 FEET THEREOF AS CONVEYED TO THE BN LEASING CORPORATION BY DEEDS RECORDED APRIL 25, 2003 AND JUNE 27, 2003 AS AUDITOR'S FILE NOS. 200304250120 AND 200306270020, RESPECTIVELY.



Exhibit “B”

Grantor’s Parcels – Depiction of Parcels Prior to Boundary Line Adjustment

(see attached)

PACIFIC SURVEY & ENGINEERING INC EMAIL: info@psurvey.com
 909 SQUALICUM WAY SUITE 111 BELLINGHAM, WA 98225 PHONE: 360.671.7387 FAX: 360.671.4685 www.psurvey.com

EXHIBIT 'B'

SITUATE IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20,
 TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., CITY OF MOUNT VERNON,
 SKAGIT COUNTY, WASHINGTON

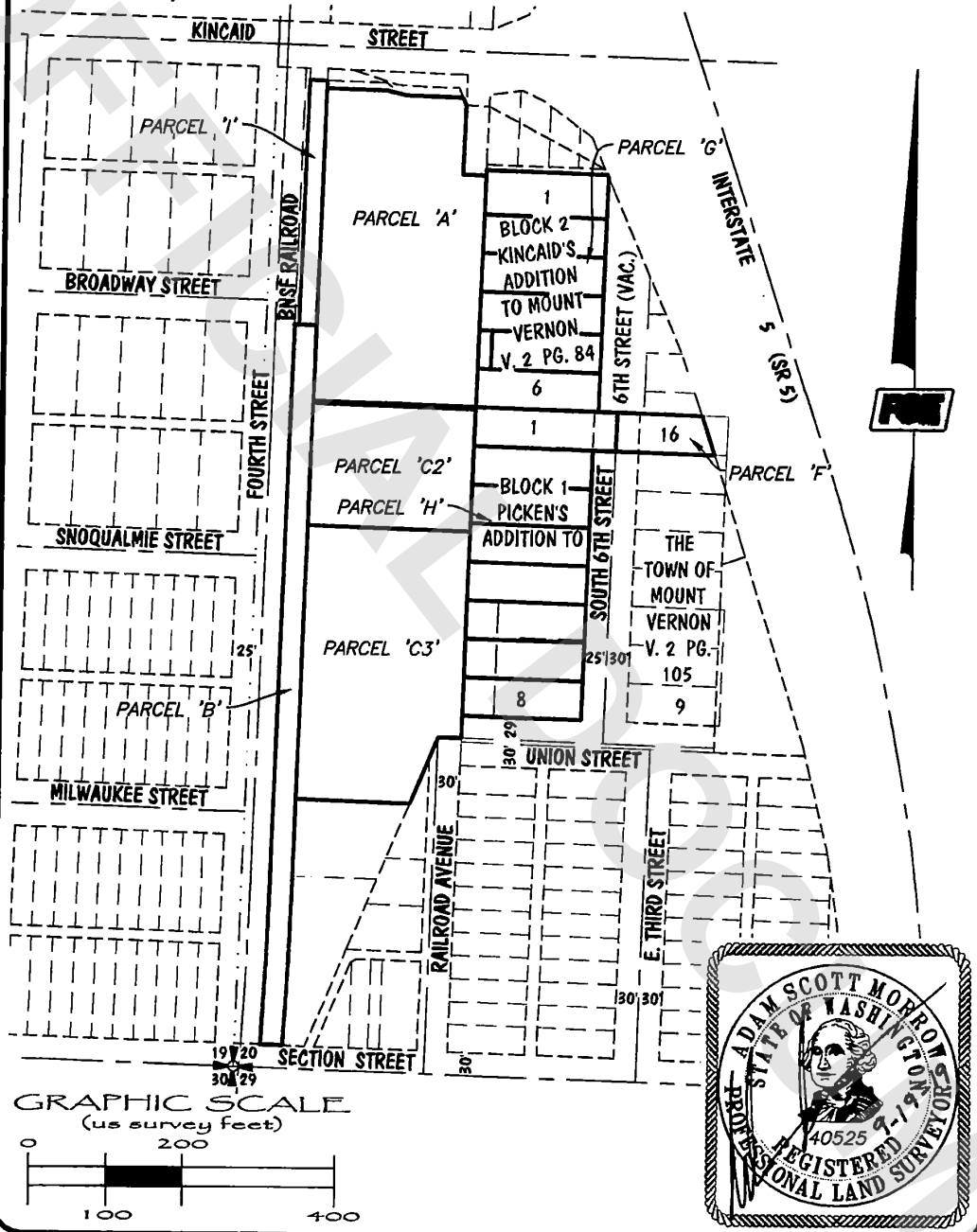


Exhibit "C"

Grantor's Parcels – Legal Description After Boundary Line Adjustment

(see attached)



Pacific Surveying & Engineering, Inc

land surveying • civil engineering • consulting • environmental

909 Squallcum Way #111, Bellingham, WA 98225

Phone 360.671.7387 Facsimile 360.671.4685 Email info@psurvey.com

EXHIBIT 'C'

LOT 1

THOSE PORTIONS OF LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 2, "KINCAID'S ADDITION TO MT. VERNON, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 84, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THE SOUTHERLY ONE-HALF OF VACATED ALLEY BETWEEN BLOCK 1 AND SAID BLOCK 2, ALSO BEING WITHIN A PORTION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE ORIGINAL SOUTHERLY RIGHT-OF-WAY LINE OF KINCAID STREET, ACCORDING TO THE RECORDED PLAT OF THE TOWN OF MOUNT VERNON, WASHINGTON, AND A LINE DRAWN PARALLEL WITH AND DISTANT 54.0 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY'S) MAIN TRACK CENTERLINE, AS ORIGINALLY LOCATED AND CONSTRUCTED; THENCE SOUTHERLY PARALLEL WITH SAID MAIN TRACK CENTERLINE SOUTH 01°53'12" WEST 14.95 FEET TO THE CURRENT SOUTHERLY RIGHT OF WAY MARGIN OF KINCAID STREET AS DESCRIBED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200005080050; THENCE ALONG SAID CURRENT SOUTHERLY RIGHT OF WAY MARGIN THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01°53'12" WEST 10.00 FEET;
THENCE SOUTH 88°09'10" EAST 78.10 FEET;
THENCE SOUTH 77°03'33" EAST 25.99 FEET;
THENCE SOUTH 88°09'10" EAST 75.45 FEET TO AN ANGLE POINT;
THENCE SOUTH 22°35'48" EAST 10.98 FEET;

THENCE DEPARTING SAID RIGHT OF WAY MARGIN SOUTH 01°50'50" WEST 89.00 FEET; THENCE SOUTH 88°09'10" EAST 29.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°09'10" EAST 0.06 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 2, "KINCAID'S ADDITION TO MT. VERNON, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 84, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1 NORTH 01°50'50" EAST 7.00 FEET TO THE CENTERLINE OF SAID VACATED ALLEY; THENCE ALONG SAID ALLEY CENTERLINE SOUTH 88°09'10" EAST 141.44 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 01°53'12" EAST 47.63 FEET; THENCE AT RIGHT ANGLES NORTH 88°06'48" WEST 19.00 FEET; THENCE AT RIGHT ANGLES SOUTH 01°53'12" WEST 131.51 FEET; THENCE AT RIGHT ANGLES NORTH 88°06'48" WEST 122.50 FEET; THENCE AT RIGHT ANGLES NORTH 01°53'12" EAST 172.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,842 SQUARE FEET, MORE OR LESS.

LOT 2

COMMENCING AT THE INTERSECTION OF THE ORIGINAL SOUTHERLY RIGHT-OF-WAY LINE OF KINCAID STREET, ACCORDING TO THE RECORDED PLAT OF THE TOWN OF MOUNT VERNON, WASHINGTON, AND A LINE DRAWN PARALLEL WITH AND DISTANT 54.0 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY'S) MAIN TRACK CENTERLINE, AS ORIGINALLY LOCATED AND CONSTRUCTED; THENCE SOUTHERLY PARALLEL WITH SAID MAIN TRACK CENTERLINE SOUTH 01°53'12" WEST 14.95 FEET TO THE CURRENT SOUTHERLY RIGHT OF WAY MARGIN OF KINCAID STREET AS DESCRIBED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200005080050; THENCE ALONG SAID CURRENT SOUTHERLY RIGHT OF WAY MARGIN THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01°53'12" WEST 10.00 FEET;
THENCE SOUTH 88°09'10" EAST 78.10 FEET;
THENCE SOUTH 77°03'33" EAST 25.99 FEET;
THENCE SOUTH 88°09'10" EAST 75.45 FEET TO AN ANGLE POINT;
THENCE SOUTH 22°35'48" EAST 10.98 FEET;

THENCE DEPARTING SAID RIGHT OF WAY MARGIN SOUTH 01°50'50" WEST 89.00 FEET; THENCE SOUTH 88°09'10" EAST 30.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 2, "KINCAID'S ADDITION TO MT. VERNON, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 84, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1 NORTH 01°50'50" EAST 7.00 FEET TO THE CENTERLINE OF SAID VACATED ALLEY; THENCE ALONG SAID ALLEY CENTERLINE SOUTH 88°09'10" EAST 141.44 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID CENTERLINE SOUTH 01°53'12" EAST 47.63 FEET; THENCE AT RIGHT ANGLES NORTH 88°06'48" WEST 19.00 FEET; THENCE AT RIGHT ANGLES SOUTH 01°53'12" WEST 131.51 FEET; THENCE AT RIGHT ANGLES NORTH 88°06'48" WEST 122.50 FEET; THENCE AT RIGHT ANGLES SOUTH 01°53'12" EAST 24.00 FEET; THENCE AT RIGHT ANGLES SOUTH 88°06'48" EAST 122.50 FEET; THENCE AT RIGHT ANGLES



Pacific Surveying & Engineering, Inc

land surveying • civil engineering • consulting • environmental
 909 Squalicum Way #111, Bellingham, WA 98225
 Phone 360.671.7387 Facsimile 360.671.4685 Email info@psurvey.com

SOUTH 01°53'12" WEST 9.50 FEET; THENCE AT RIGHT ANGLES SOUTH 88°06'48" EAST 36.70 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 2; THENCE ALONG SAID EAST LINE NORTH 01°50'50" EAST 209.13 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF INTERSTATE 5; THENCE ALONG SAID WESTERLY MARGIN NORTH 23°33'59" WEST 3.89 FEET, MORE OR LESS, TO SAID ALLEY CENTERLINE; THENCE ALONG SAID ALLEY CENTERLINE NORTH 88°09'10" WEST 15.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,821 SQUARE FEET, MORE OR LESS.

LOT 3

THAT PORTION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE ORIGINAL SOUTHERLY RIGHT-OF-WAY LINE OF KINCAID STREET, ACCORDING TO THE RECORDED PLAT OF THE TOWN OF MOUNT VERNON, WASHINGTON, AND A LINE DRAWN PARALLEL WITH AND DISTANT 54.0 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY'S) MAIN TRACK CENTERLINE, AS ORIGINALLY LOCATED AND CONSTRUCTED; THENCE SOUTHERLY PARALLEL WITH SAID MAIN TRACK CENTERLINE SOUTH 01°53'12" WEST 14.95 FEET TO THE CURRENT SOUTHERLY RIGHT OF WAY MARGIN OF KINCAID STREET AS DESCRIBED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200005080050; THENCE ALONG SAID CURRENT SOUTHERLY RIGHT OF WAY MARGIN THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01°53'12" WEST 10.00 FEET;
 THENCE SOUTH 88°09'10" EAST 78.10 FEET;
 THENCE SOUTH 77°03'33" EAST 25.99 FEET;
 THENCE SOUTH 88°09'10" EAST 61.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN SOUTH 88°09'10" EAST 14.45 FEET TO AN ANGLE POINT; THENCE SOUTH 22°35'48" EAST 10.98 FEET; THENCE DEPARTING SAID RIGHT OF WAY MARGIN SOUTH 01°50'50" WEST 89.00 FEET; THENCE SOUTH 88°09'10" EAST 29.94 FEET; THENCE SOUTH 01°53'12" WEST 197.54 FEET; THENCE AT RIGHT ANGLES NORTH 88°06'48" WEST 49.00 FEET; THENCE AT RIGHT ANGLES NORTH 01°53'12" EAST 295.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,540 SQUARE FEET, MORE OR LESS.

LOT 4

THAT PORTION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE ORIGINAL SOUTHERLY RIGHT-OF-WAY LINE OF KINCAID STREET, ACCORDING TO THE RECORDED PLAT OF THE TOWN OF MOUNT VERNON, WASHINGTON, AND A LINE DRAWN PARALLEL WITH AND DISTANT 54.0 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY'S) MAIN TRACK CENTERLINE, AS ORIGINALLY LOCATED AND CONSTRUCTED; THENCE SOUTHERLY PARALLEL WITH SAID MAIN TRACK CENTERLINE SOUTH 01°53'12" WEST 14.95 FEET TO THE CURRENT SOUTHERLY RIGHT OF WAY MARGIN OF KINCAID STREET AS DESCRIBED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200005080050 AND THE POINT OF BEGINNING; THENCE ALONG SAID CURRENT SOUTHERLY RIGHT OF WAY MARGIN THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01°53'12" WEST 10.00 FEET;
 THENCE SOUTH 88°09'10" EAST 78.10 FEET;
 THENCE SOUTH 77°03'33" EAST 25.99 FEET;
 THENCE SOUTH 88°09'10" EAST 61.01 FEET;

THENCE DEPARTING SAID SOUTHERLY MARGIN AND PARALLEL WITH SAID MAIN TRACK CENTERLINE SOUTH 01°53'12" WEST 250.50 FEET; THENCE AT RIGHT ANGLES NORTH 88°06'48" WEST 178.01 FEET TO A POINT 40.60 FEET EAST OF SAID MAIN TRACK CENTERLINE; THENCE AT RIGHT ANGLES, BEING PARALLEL WITH AND 40.60 FEET EASTERLY OF SAID MAIN TRACK CENTERLINE NORTH 01°53'12" EAST 265.38 FEET TO SAID CURRENT SOUTHERLY RIGHT OF WAY MARGIN OF KINCAID STREET; THENCE ALONG SAID MARGIN SOUTH 88°09'10" EAST 13.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 45,237 SQUARE FEET, MORE OR LESS.



Pacific Surveying & Engineering, Inc

land surveying • civil engineering • consulting • environmental
 909 Squalicum Way #111, Bellingham, WA 98225
 Phone 360.671.7387 Facsimile 360.671.4685 Email info@psurvey.com

LOT 5

THE WESTERLY 10.0 FEET OF THE EASTERLY 23.4 FEET OF THE BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) RIGHT-OF-WAY IN THE WEST ½ OF THE WEST ¼ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING BETWEEN TWO LINES DRAWN PARALLEL WITH AND DISTANT, RESPECTIVELY, 30.6 FEET AND 54.0 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILROAD COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED, SAID 54.0 FOOT PARALLEL LINE ALSO BEING ON THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED FROM BURLINGTON NORTHERN RAILROAD COMPANY TO GLACIER PARK COMPANY DATED OCTOBER 17, 1988, BOUNDED ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF BROADWAY STREET AND BOUNDED ON THE NORTH BY A LINE DRAWN PARALLEL WITH AND 45 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE K LINE SURVEY LINE OF SR 5, MOUNT VERNON; BLACKBURN ROAD TO SKAGIT RIVER. THE SPECIFIC DETAILS OF SAID K LINE ARE SHOWN ON THAT CERTAIN MAP OF DEFINITE LOCATION NOW OF RECORD AND ON FILE IN THE OFFICE OF THE SECRETARY OF TRANSPORTATION AT OLYMPIA, AND BEARING THE DATE OF APPROVAL, FEBRUARY 25, 1971, REVISED NOVEMBER 22, 1996.

TOGETHER WITH THE WESTERLY 15.60 FEET OF THE EASTERLY 29.0 FEET OF BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) RIGHT-OF-WAY IN THE WEST ½ OF WEST ¼ OF SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AT MT. VERNON, SKAGIT COUNTY, WASHINGTON, LYING BETWEEN TWO LINES DRAWN PARALLEL WITH AND DISTANT, RESPECTIVELY, 25.0 FEET AND 54.0 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILROAD COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED, SAID 54.0 FOOT PARALLEL LINE ALSO BEING ON THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED FROM BURLINGTON NORTHERN RAILROAD COMPANY TO ALFCO, INC. DATED JULY 27, 1992 AND RECORDED AS DOCUMENT NO. 9209030031 IN AND FOR SKAGIT COUNTY, WASHINGTON, BEING ON THE WESTERLY BOUNDARIES OF TWO PARCELS OF LAND DESCRIBED IN WARRANTY DEED FROM THE GREAT NORTHERN RAILWAY COMPANY TO LIBBY, MCNEILL & LIBBY, A MAINE CORPORATION DATED MAY 8, 1955, BEING ON THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED FROM THE GREAT NORTHERN RAILWAY COMPANY TO S.A. MOFFETT AND WIFE DATED NOVEMBER 14, 1944 AND BEING ON THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED FROM BURLINGTON NORTHERN RAILROAD COMPANY TO GLACIER PARK COMPANY DATED OCTOBER 17, 1988, BOUNDED ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, BLOCK 1, "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF BROADWAY STREET, ACCORDING TO THE RECORDED PLAT OF MT. VERNON, WASHINGTON.

EXCEPT THAT NORTHERLY PORTION THEREOF CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED MAY 8, 2000 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200005080050.

ALSO EXCEPT ANY PORTION THEREOF CONVEYED TO THE CITY OF MOUNT VERNON BY BURLINGTON NORTHERN RAILROAD UNDER QUIT CLAIM DEED, SKAGIT COUNTY AUDITOR'S FILE NO. 9701100078.

CONTAINING 5,467 SQUARE FEET, MORE OR LESS.

LOT 6

THAT PORTION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE ORIGINAL SOUTHERLY RIGHT-OF-WAY LINE OF KINCAID STREET, ACCORDING TO THE RECORDED PLAT OF THE TOWN OF MOUNT VERNON, WASHINGTON, AND A LINE DRAWN PARALLEL WITH AND DISTANT 54.0 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY'S) MAIN TRACK CENTERLINE, AS ORIGINALLY LOCATED AND CONSTRUCTED; THENCE SOUTHERLY PARALLEL WITH SAID MAIN TRACK CENTERLINE SOUTH 01°53'12" WEST 14.95 FEET TO THE CURRENT SOUTHERLY RIGHT OF WAY MARGIN OF KINCAID STREET AS DESCRIBED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200005080050 AND THE POINT OF BEGINNING; THENCE ALONG SAID CURRENT SOUTHERLY RIGHT OF WAY MARGIN THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01°53'12" WEST 10.00 FEET;
 THENCE SOUTH 88°09'10" EAST 78.10 FEET;
 THENCE SOUTH 77°03'33" EAST 25.99 FEET;
 THENCE SOUTH 88°09'10" EAST 61.01 FEET;



Pacific Surveying & Engineering, Inc

land surveying • civil engineering • consulting • environmental
 909 Squalicum Way #111, Bellingham, WA 98225
 Phone 360.671.7387 Facsimile 360.671.4685 Email info@psurvey.com

THENCE DEPARTING SAID SOUTHERLY MARGIN AND PARALLEL WITH SAID MAIN TRACK CENTERLINE SOUTH 01°53'12" WEST 250.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°53'12" WEST 46.00 FEET; THENCE AT RIGHT ANGLES SOUTH 88°06'48" EAST 30.00 FEET; THENCE AT RIGHT ANGLES SOUTH 01°53'12" WEST 102.47 FEET; THENCE NORTH 88°09'10" WEST 194.61 FEET; THENCE PARALLEL WITH SAID MAIN TRACK CENTERLINE SOUTH 01°50'50" WEST 3.11 FEET; THENCE SOUTH 88°09'10" EAST 194.61 FEET; THENCE SOUTH 01°53'12" WEST 46.89 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, BLOCK 1 OF THE PLAT OF "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON", AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE ALONG SAID WESTERLY EXTENSION NORTH 88°09'10" WEST 207.98 FEET; THENCE PARALLEL WITH SAID MAIN TRACK CENTERLINE NORTH 01°50'50" EAST 50.00 FEET; THENCE PARALLEL WITH SAID MAIN TRACK CENTERLINE NORTH 01°53'12" EAST 148.62 FEET; THENCE AT RIGHT ANGLES SOUTH 88°06'48" EAST 178.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 39,314 SQUARE FEET, MORE OR LESS.

LOT 7

THAT PORTION OF LOTS 4 THROUGH 6, BLOCK 2, PLAT OF "KINCAID'S ADDITION TO MT. VERNON, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 84, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH LOT 1, BLOCK 1 AND LOT 16, BLOCK 2 OF THE PLAT OF "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON", AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND A PORTION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID PICKEN'S ADDITION PLAT; THENCE ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1 NORTH 88°09'10" WEST 19.30 FEET; THENCE NORTH 01°53'12" EAST 46.89 FEET; THENCE PARALLEL WITH SAID WESTERLY EXTENSION SOUTH 88°09'10" EAST 19.27 FEET TO THE WEST LINE OF SAID LOT 1; THENCE ALONG SAID WEST LINE NORTH 01°50'50" EAST 3.11 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1 NORTH 88°09'10" WEST 19.27 FEET; THENCE NORTH 01°53'12" EAST 102.47 FEET; THENCE AT RIGHT ANGLES SOUTH 88°06'48" EAST 19.00 FEET; THENCE AT RIGHT ANGLES NORTH 01°53'12" EAST 1.50 FEET; THENCE AT RIGHT ANGLES SOUTH 88°06'48" EAST 122.50 FEET; THENCE AT RIGHT ANGLES SOUTH 01°53'12" WEST 9.50 FEET; THENCE AT RIGHT ANGLES SOUTH 88°06'48" EAST 36.70 FEET TO THE WEST LINE OF VACATED 6TH STREET AS DEDICATED ON SAID KINCAID'S ADDITION PLAT; THENCE ALONG SAID WEST LINE SOUTH 01°50'50" WEST 94.35 FEET TO THE SOUTH LINE OF SAID PLAT; THENCE ALONG SAID SOUTH LINE SOUTH 88°09'10" EAST 136.54 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY MARGIN OF INTERSTATE 5; THENCE ALONG SAID WESTERLY MARGIN SOUTH 18°41'06" EAST 53.39 FEET TO THE SOUTH LINE OF SAID LOT 16, BLOCK 2, PICKEN'S ADDITION PLAT; THENCE ALONG SAID SOUTH LINE AND EXTENSION THEREOF NORTH 88°09'10" WEST 314.27 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED 6TH STREET ABUTTING SAID LOTS 1 AND 16 OF PLAT OF PICKEN'S ADDITION, AS VACATED UNDER CITY OF MT. VERNON ORDINANCE NUMBER 3787.

EXCEPT ANY PORTION THEREOF CONTAINED WITHIN WARRANTY DEED TO STATE OF WASHINGTON FOR HIGHWAY PURPOSES UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 771195.

CONTAINING 34,293 SQUARE FEET, MORE OR LESS.

LOT 8

BEGINNING AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, BLOCK 1 OF "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON", AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON WITH THE EAST LINE OF THE WEST 10.00 FEET OF THE EASTERLY 29.0 FEET OF BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) RIGHT-OF-WAY IN THE WEST ½ OF WEST ¼ OF SOUTHWEST ¼ OF SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AT MT. VERNON, SKAGIT COUNTY, WASHINGTON, LYING BETWEEN TWO LINES DRAWN PARALLEL WITH AND DISTANT, RESPECTIVELY, 25.0 FEET AND 54.0 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILROAD COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED; THENCE ALONG SAID WESTERLY EXTENSION SOUTH 88°09'10" EAST 232.88 FEET; TO THE NORTHWEST CORNER OF LOT 2 OF SAID BLOCK 1; THENCE ALONG THE WEST LINE THEREOF SOUTH 01°50'50" WEST 50.00 FEET; THENCE AT RIGHT ANGLES NORTH 88°09'10" WEST 115.19 FEET; THENCE AT RIGHT ANGLES SOUTH 01°50'50" WEST 50.00 FEET; THENCE AT RIGHT ANGLES NORTH 88°09'10" WEST 117.69 FEET TO SAID EAST LINE OF THE WEST 10.00 FEET; THENCE ALONG



Pacific Surveying & Engineering, Inc

land surveying • civil engineering • consulting • environmental
 909 Squallicum Way #111, Bellingham, WA 98225
 Phone 360.671.7387 Facsimile 360.671.4685 Email info@psurvey.com

SAID EAST LINE AND PARALLEL WITH SAID MAIN TRACK CENTERLINE NORTH 01°50'50" EAST 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,528 SQUARE FEET, MORE OR LESS.

LOT 9

LOT 2, BLOCK 1, "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON", AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH THE WESTERLY 5.0' OF VACATED SOUTH SIXTH STREET ABUTTING, AS VACATED UNDER CITY OF MOUNT VERNON ORDINANCE NUMBER 2407.

CONTAINING 7,950 SQUARE FEET, MORE OR LESS.

LOT 10

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 1, "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON", AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE ALONG THE WEST LINE THEREOF SOUTH 01°50'50" WEST 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE AT RIGHT ANGLES NORTH 88°09'10" WEST 115.19 FEET; THENCE AT RIGHT ANGLES NORTH 01°50'50" EAST 50.00 FEET; THENCE AT RIGHT ANGLES SOUTH 88°09'10" EAST 115.19 FEET TO THE POINT OF BEGINNING;

CONTAINING 5,760 SQUARE FEET, MORE OR LESS.

LOT 11

THE WEST 50.00 FEET OF LOT 3, BLOCK 1, "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON", AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON.

CONTAINING 2,500 SQUARE FEET, MORE OR LESS.

LOT 12

LOT 3, BLOCK 1, "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON", AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE WEST 50.00 FEET THEREOF.

TOGETHER WITH THE WESTERLY 5.0' OF VACATED SOUTH SIXTH STREET ABUTTING, AS VACATED UNDER CITY OF MOUNT VERNON ORDINANCE NUMBER 2407.

CONTAINING 5,450 SQUARE FEET, MORE OR LESS.

LOT 13

COMMENCING AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, BLOCK 1 OF "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON", AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON WITH THE EAST LINE OF THE WEST 10.00 FEET OF THE EASTERLY 29.0 FEET OF BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) RIGHT-OF-WAY IN THE WEST ¼ OF WEST ¼ OF SOUTHWEST ¼ OF SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AT MT. VERNON, SKAGIT COUNTY, WASHINGTON, LYING BETWEEN TWO LINES DRAWN PARALLEL WITH AND DISTANT, RESPECTIVELY, 25.0 FEET AND 54.0 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILROAD COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED; THENCE ALONG SAID EAST LINE SOUTH 01°50'50" WEST 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 01°50'50" WEST 197.30 FEET; THENCE DEPARTING SAID EAST LINE AND AT RIGHT ANGLES THERETO SOUTH 88°09'10" EAST 37.69 FEET; THENCE AT RIGHT ANGLES NORTH 01°50'50" EAST 197.30 FEET; THENCE AT RIGHT ANGLES NORTH 88°09'10" WEST 37.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,436 SQUARE FEET, MORE OR LESS.



Pacific Surveying & Engineering, Inc
land surveying • civil engineering • consulting • environmental
909 Squallicum Way #111, Bellingham, WA 98225
Phone 360.671.7387 Facsimile 360.671.4685 Email info@psurvey.com

LOT 14

COMMENCING AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, BLOCK 1 OF "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON", AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON WITH THE EAST LINE OF THE WEST 10.00 FEET OF THE EASTERLY 29.0 FEET OF BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) RIGHT-OF-WAY IN THE WEST ½ OF WEST ½ OF SOUTHWEST ¼ OF SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AT MT. VERNON, SKAGIT COUNTY, WASHINGTON, LYING BETWEEN TWO LINES DRAWN PARALLEL WITH AND DISTANT, RESPECTIVELY, 25.0 FEET AND 54.0 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILROAD COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED; THENCE ALONG SAID EAST LINE SOUTH 01°50'50" WEST 100.00 FEET; THENCE DEPARTING SAID EAST LINE AND AT RIGHT ANGLES THERETO SOUTH 88°09'10" EAST 37.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°09'10" EAST 35.00 FEET; THENCE AT RIGHT ANGLES SOUTH 01°50'50" WEST 150.00 FEET; THENCE AT RIGHT ANGLES NORTH 88°09'10" WEST 35.00 FEET; THENCE AT RIGHT ANGLES NORTH 01°50'50" EAST 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,250 SQUARE FEET, MORE OR LESS.

LOT 15

COMMENCING AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, BLOCK 1 OF "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON", AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON WITH THE EAST LINE OF THE WEST 10.00 FEET OF THE EASTERLY 29.0 FEET OF BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) RIGHT-OF-WAY IN THE WEST ½ OF WEST ½ OF SOUTHWEST ¼ OF SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AT MT. VERNON, SKAGIT COUNTY, WASHINGTON, LYING BETWEEN TWO LINES DRAWN PARALLEL WITH AND DISTANT, RESPECTIVELY, 25.0 FEET AND 54.0 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILROAD COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED; THENCE ALONG SAID EAST LINE SOUTH 01°50'50" WEST 297.30 FEET; THENCE DEPARTING SAID EAST LINE AND AT RIGHT ANGLES THERETO SOUTH 88°09'10" EAST 37.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°09'10" EAST 35.00 FEET; THENCE AT RIGHT ANGLES NORTH 01°50'50" EAST 47.30 FEET; THENCE AT RIGHT ANGLES NORTH 88°09'10" WEST 35.00 FEET; THENCE AT RIGHT ANGLES SOUTH 01°50'50" WEST 47.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,656 SQUARE FEET, MORE OR LESS.

LOT 16

COMMENCING AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, BLOCK 1 OF "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON", AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON WITH THE EAST LINE OF THE WEST 10.00 FEET OF THE EASTERLY 29.0 FEET OF BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) RIGHT-OF-WAY IN THE WEST ½ OF WEST ½ OF SOUTHWEST ¼ OF SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AT MT. VERNON, SKAGIT COUNTY, WASHINGTON, LYING BETWEEN TWO LINES DRAWN PARALLEL WITH AND DISTANT, RESPECTIVELY, 25.0 FEET AND 54.0 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILROAD COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED; THENCE ALONG SAID EAST LINE SOUTH 01°50'50" WEST 100.00 FEET; THENCE DEPARTING SAID EAST LINE AND AT RIGHT ANGLES THERETO SOUTH 88°09'10" EAST 72.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°09'10" EAST 35.00 FEET; THENCE AT RIGHT ANGLES SOUTH 01°50'50" WEST 150.00 FEET; THENCE AT RIGHT ANGLES NORTH 88°09'10" WEST 35.00 FEET; THENCE AT RIGHT ANGLES NORTH 01°50'50" EAST 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,250 SQUARE FEET, MORE OR LESS.

LOT 17

COMMENCING AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, BLOCK 1 OF "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON", AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON WITH THE EAST LINE OF THE WEST 10.00 FEET OF THE EASTERLY 29.0 FEET OF BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) RIGHT-OF-WAY IN THE WEST ½ OF WEST ½ OF SOUTHWEST ¼ OF SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AT MT. VERNON, SKAGIT COUNTY, WASHINGTON, LYING BETWEEN TWO LINES DRAWN PARALLEL WITH AND DISTANT, RESPECTIVELY, 25.0 FEET AND 54.0 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES



Pacific Surveying & Engineering, Inc

land surveying • civil engineering • consulting • environmental
 909 Squalicum Way #111, Bellingham, WA 98225
 Phone 360.671.7387 Facsimile 360.671.4685 Email info@psurvey.com

FROM SAID RAILROAD COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED; THENCE ALONG SAID EAST LINE SOUTH 01°50'50" WEST 100.00 FEET; THENCE DEPARTING SAID EAST LINE AND AT RIGHT ANGLES THERETO SOUTH 88°09'10" EAST 107.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°09'10" EAST 75.00 FEET; THENCE AT RIGHT ANGLES SOUTH 01°50'50" WEST 150.00 FEET; THENCE AT RIGHT ANGLES NORTH 88°09'10" WEST 75.00 FEET; THENCE AT RIGHT ANGLES NORTH 01°50'50" EAST 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,250 SQUARE FEET, MORE OR LESS.

LOT 18

COMMENCING AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, BLOCK 1 OF "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON", AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON WITH THE EAST LINE OF THE WEST 10.00 FEET OF THE EASTERLY 29.0 FEET OF BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) RIGHT-OF-WAY IN THE WEST ½ OF WEST ¼ OF SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AT MT. VERNON, SKAGIT COUNTY, WASHINGTON, LYING BETWEEN TWO LINES DRAWN PARALLEL WITH AND DISTANT, RESPECTIVELY, 25.0 FEET AND 54.0 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILROAD COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED; THENCE ALONG SAID EAST LINE SOUTH 01°50'50" WEST 100.00 FEET; THENCE DEPARTING SAID EAST LINE AND AT RIGHT ANGLES THERETO SOUTH 88°09'10" EAST 182.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°09'10" EAST 50.19 FEET TO THE NORTHWEST CORNER OF LOT 4 OF SAID BLOCK 1; THENCE ALONG THE NORTH LINE THEREOF SOUTH 88°09'10" EAST 75.00 FEET; THENCE DEPARTING SAID NORTH LINE AND ON A LINE PARALLEL WITH AND 75.00 FEET EASTERLY FROM THE WEST LINE OF SAID LOT 4 SOUTH 01°50'50" WEST 50.00 FEET TO THE SOUTH LINE THEREOF; THENCE ALONG SAID SOUTH LINE SOUTH 88°09'10" WEST 75.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF LOTS 5 AND 6 OF SAID BLOCK 1 SOUTH 01°50'50" WEST 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE AT RIGHT ANGLES NORTH 88°09'10" WEST 50.19 FEET; THENCE AT RIGHT ANGLES NORTH 01°50'50" EAST 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,279 SQUARE FEET, MORE OR LESS.

LOT 19

THE WEST 75.00 FEET OF LOT 5, AND THE WEST 50.00 FEET OF LOT 6, BLOCK 1, "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON", AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON.

CONTAINING 6,250 SQUARE FEET, MORE OR LESS.

LOT 20

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY MARGIN OF SECTION STREET WITH THE EAST LINE OF THE WEST 10.00 FEET OF THE EASTERLY 29.0 FEET OF BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) RIGHT-OF-WAY IN THE WEST ½ OF WEST ¼ OF SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AT MT. VERNON, SKAGIT COUNTY, WASHINGTON, LYING BETWEEN TWO LINES DRAWN PARALLEL WITH AND DISTANT, RESPECTIVELY, 25.0 FEET AND 54.0 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILROAD COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED; THENCE ALONG SAID EAST LINE ON A CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 86°21'34" WEST A DISTANCE OF 7,035.00 FEET; THENCE NORTHERLY ALONG SAID EAST LINE AND CURVE THROUGH A CENTRAL ANGLE OF 01°47'36" A DISTANCE OF 220.18 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID EAST LINE NORTH 01°50'50" EAST 268.96 FEET; THENCE AT RIGHT ANGLES SOUTH 88°09'10" EAST 72.69 FEET; THENCE AT RIGHT ANGLES NORTH 01°50'50" EAST 47.30 FEET; THENCE AT RIGHT ANGLES SOUTH 88°09'10" EAST 160.19 FEET TO THE WEST LINE OF BLOCK 1 OF "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON", AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE ALONG SAID WEST LINE SOUTH 01°50'50" WEST 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 8 OF SAID BLOCK 1, ALSO BEING THE

NORTHWEST CORNER OF UNION STREET AS DEPICTED ON SAID "PICKEN'S ADDITION" PLAT; THENCE ALONG THE WEST LINE OF SAID UNION STREET SOUTH 01°50'50" WEST 29.00 FEET; THENCE DEPARTING SAID WEST LINE AND PARALLEL WITH THE NORTH LINE OF UNION STREET AS DEPICTED ON THE PLAT OF CENTRAL ADDITION TO MOUNT VERNON, ACCORDING TO THE MAP THEREOF, RECORDED UNDER VOLUME 2 OF PLATS PAGE 103, RECORDS OF SKAGIT COUNTY, WASHINGTON, NORTH 88°09'10" WEST 29.46 FEET TO A POINT OF INTERSECTION WITH THE



Pacific Surveying & Engineering, Inc

land surveying • civil engineering • consulting • environmental
 909 Squallcum Way #111, Bellingham, WA 98225
 Phone 360.671.7387 Facsimile 360.671.4685 Email info@psurvey.com

NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 5, BLOCK 1 OF MCLEAN'S ADDITION TO THE TOWN OF MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 65, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE ALONG SAID NORTHWESTERLY LINE AND EXTENSION, SOUTH 23°08'50" WEST 93.66 FEET TO A LINE DRAWN PERPENDICULAR FROM A POINT ON THE WEST LINE OF SAID SECTION 20, FROM WHICH THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION MEASURES 975.26 FEET; THENCE ALONG SAID LINE NORTH 88°09'10" WEST 150.40 FEET TO A POINT ON THE EAST LINE OF SAID EASTERLY 29.0 FEET; THENCE ALONG SAID EAST LINE SOUTH 01°50'50" WEST 100.00 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 88°09'10" WEST A DISTANCE OF 7,054.00 FEET; THENCE ALONG SAID EAST LINE AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°47'18" A DISTANCE OF 220.18 FEET, MORE OR LESS, TO SAID NORTH MARGIN OF SECTION STREET; THENCE ALONG SAID NORTH MARGIN NORTH 88°09'10" WEST 19.01 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH LOTS 4, 5, 6, 7 AND 8, BLOCK 1, SAID "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON", AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPTING FROM SAID LOTS THE FOLLOWING:

THE WEST 75.00 FEET OF SAID LOT 4;
 THE WEST 75.00 FEET OF SAID LOT 5;
 THE WEST 50.00 FEET OF SAID LOT 6;

ALSO TOGETHER WITH THE VACATED WESTERLY 5.0 FEET OF SOUTH SIXTH STREET ABUTTING SAID LOTS 4 THROUGH 8, INCLUSIVE, AS VACATED UNDER CITY OF MOUNT VERNON ORDINANCE NUMBER 2407.

CONTAINING 78,703 SQUARE FEET, MORE OR LESS.

LOT 21

THE WESTERLY 10.0 FEET OF THE EASTERLY 29.0 FEET OF BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) RIGHT-OF-WAY IN THE WEST ½ OF WEST ½ OF SOUTHWEST ¼ OF SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AT MT. VERNON, SKAGIT COUNTY, WASHINGTON, LYING BETWEEN TWO LINES DRAWN PARALLEL WITH AND DISTANT, RESPECTIVELY, 25.0 FEET AND 54.0 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILROAD COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED, SAID 54.0 FOOT PARALLEL LINE ALSO BEING ON THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED FROM BURLINGTON NORTHERN RAILROAD COMPANY TO ALFCO, INC. DATED JULY 27, 1992 AND RECORDED AS DOCUMENT NO. 9209030031 IN AND FOR SKAGIT COUNTY, WASHINGTON, BEING ON THE WESTERLY BOUNDARIES OF TWO PARCELS OF LAND DESCRIBED IN WARRANTY DEED FROM THE GREAT NORTHERN RAILWAY COMPANY TO LIBBY, MCNEILL & LIBBY, A MAINE CORPORATION DATED MAY 8, 1955, BEING ON THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED FROM THE GREAT NORTHERN RAILWAY COMPANY TO S.A. MOFFETT AND WIFE DATED NOVEMBER 14, 1944 AND BEING ON THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED FROM BURLINGTON NORTHERN RAILROAD COMPANY TO GLACIER PARK COMPANY DATED OCTOBER 17, 1988, BOUNDED ON THE SOUTH BY THE NORTH LINE OF SECTION STREET AND BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, BLOCK 1, "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON.

CONTAINING 7,864 SQUARE FEET, MORE OR LESS.



Exhibit “D”

Grantor’s Parcels – Depiction of Parcels After Boundary Line Adjustment

(see attached)

EXHIBIT 'D'

