

Chicago Title Insurance Company

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STATUTORY WARRANTY DEED AF# 202103190160

Legal Description:

PARCEL A:

A tract of land in the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning 200 feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter;
Thence East parallel with the South line of the Northwest Quarter of the Southwest Quarter, 895.6 feet to ditch right-of-way;
Thence Southerly along said ditch right-of-way 200 feet to the South line of the Northwest Quarter of the Southwest Quarter;
Thence West 460 feet;
Thence North 100 feet;
Thence West 435.6 feet to the West line of the Northwest Quarter of the Southwest Quarter;
Thence North to the place of beginning;

EXCEPT Public Road along the West line thereof;

ALSO EXCEPT that portion thereof, if any, condemned in Skagit County Superior Court Cause No. 33045, for State Highway SR 5;

AND ALSO EXCEPT that portion thereof, described as follows:

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the point of intersection of the center line of the Pacific Highway with the South line of said Northwest Quarter of the Southwest Quarter;
Thence East 435.6 feet to the true point of beginning;
Thence continue East 30.00 feet;
Thence North 100 feet;
Thence West 30.00 feet;
Thence South 100 feet to the true point of beginning

PARCEL B:

Part of the Northwest Quarter of the Southwest Quarter, Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of the right-of-way of the Pacific Highway 200 feet North of the South line of said Northwest Quarter of the Southwest Quarter;

Thence North along said highway right-of-way line 200 feet;
Thence Easterly parallel with the South line of said Northwest Quarter of the Southwest Quarter to a point 230 feet East of the center line of said Pacific Highway;
Thence North 50 feet;
Thence East parallel with the South line of said Northwest Quarter of the Southwest Quarter to a point 871.2 feet East of the center line of said Pacific Highway;
Thence South 50 feet;
Thence East parallel with the South line of said Northwest Quarter of the Southwest Quarter, 54.4 feet, more or less, to the West line of the ditch right-of-way of Drainage District No. 17;
Thence Southerly following said ditch right-of-way line 200 feet, more or less, to a point 200 feet North of the South line of said Northwest Quarter of the Southwest Quarter;
Thence West 895.6 feet, more or less, to the place of beginning;

EXCEPT that portion thereof, in any, condemned in Skagit County Superior Court Cause No. 33045 for State Highway SR 5;

ALSO EXCEPT that portion thereof, described as follows:

Part of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 400 feet North of the intersection of the East line of the Pacific Highway with the South line of said Northwest Quarter of the Southwest Quarter;
Thence East at right angles a distance of 200 feet;
Thence South 11 feet;
Thence West at right angles 200 feet;
Thence North to the point of beginning.

PARCEL C:

The East 220 feet of the North 120 feet of that portion of the Southwest Quarter, Section 29, Township 34 North, Range 4 East of the Willamette Meridian, lying West of a line that is parallel with and 31 feet East of the West line of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section.

PARCEL D:

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of the right-of-way of the Pacific Highway 200 feet North of the South line of said Northwest Quarter of the Southwest Quarter;
Thence North along said highway right-of-way line 200 feet;
Thence Easterly parallel with the South line of said Northwest Quarter of the Southwest Quarter to a point 230 feet East of the center line of said Pacific Highway;
Thence North 30 feet;

Thence East parallel with the South line of said Northwest Quarter of the Southwest Quarter to a point 871.2 feet East of the center line of said Pacific Highway which point is the true point of beginning of this description;

Thence South 50 feet;

Thence East parallel with the South line of said Northwest Quarter of the Southwest Quarter, a distance of 24.22 feet, more or less, to the West line of the ditch right-of-way of Drainage District No. 17;

Thence Northerly following said ditch right-of-way line a distance of 50 feet, more or less, to a point which is East of the true point of beginning as measured by a line drawn parallel to the South line of said Northwest Quarter of the Southwest Quarter;

Thence West along said parallel line to the true point of beginning.

PARCEL E:

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of the right of way of the Pacific Highway, 50 feet North of the intersection of said East line with the South line of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian;

Thence running East, 217.8 feet parallel with the South line of said Northwest Quarter;

Thence North, 50 feet, parallel with said East line of right of way of Pacific Highway;

Thence West 217.8 feet parallel with said South line of said Northwest Quarter of a point of intersection of said East line of said right of way of Pacific Highway;

Thence South along said East line of said Pacific Highway right of way to point of beginning.

PARCEL F:

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said subdivision, 348.6 feet East of the center line of the Pacific Highway;

Thence North 100 feet;

Thence East 117 feet;

Thence South 100 feet;

Thence West 117 feet to the point of beginning.

PARCEL G:

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the point of intersection of the center line of the Pacific Highway with the South line of said Northwest Quarter of the Southwest Quarter;

Thence East 435.6 feet to the true point of beginning;

Thence continue East 30.00 feet;

Thence North 100 feet;
Thence West 30.00 feet;
Thence South 100 feet to the true point of beginning.

PARCEL H:

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the point of intersection of the center line of the Pacific Highway with the South line of said Northwest Quarter of the Southwest Quarter;
Thence East 348.6 feet;
Thence North 100 feet;
Thence West 100.8 feet to the East line of that certain tract conveyed to Glenn F. Dixon by deed dated April 22, 1946, recorded May 16, 1946, under Auditor's File No. 391900;
Thence South along said East line 50 feet;
Thence West along the Southline of said Dixon tract and said South line extended to the center line of Pacific Highway;
Thence South to the point of beginning;

EXCEPT right-of-way for State Highway.

ALL Situated in Skagit County, Washington

For APN/Parcel ID(s): P28102 / 340429-0-028-0001, P28201 / 340429-0-055-0007, P28650 / 340429-3-012-0003, P28643 / 340429-3-006-0209, P28101 / 340429-3-027-0010, P28099 / 340429-0-026-0003, P28104 / 340429-0-028-0209 and P28098 / 340429-0-025-0004