

622088

WARRANTY DEED

21799
 SKAGIT COUNTY, WASHINGTON
 Real Estate Excise Tax
 PAID *Excise*
 MAY 28 1962
 Amount Paid \$ *None*
 COUNTY TREASURER
 By *[Signature]* Deputy

The Grantors, MARION C. YOUNG and MARGUERITE C. YOUNG, his wife, for and in consideration of the sum of \$4,000.00 in hand paid, do by these presents convey and warrant unto V. T. BEASON the following described property situated in Skagit County, Washington, to-wit:

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, township 34 north, range 2 east, W.M., described as follows:

Beginning at a point on the south line of the Anacortes-Mount Vernon Highway 80 rods east of the section line between sections 4 and 5, thence west 10 rods along the south line of said Anacortes-Mount Vernon Highway; thence south at right angles 8 rods to the true place of beginning; thence from said true place of beginning continuing in the same line 8 rods to the north line of tract conveyed to Frank P. Armstrong under auditor's file No. 508778; thence east along the north line of said tract, 10 rods to the east line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence north along said east line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ 8 rods; thence west parallel to the south line of the aforesaid highway, 10 rods to the point of beginning, EXCEPT any portion thereof lying within the boundaries of the tract conveyed to George Sullivan and Dora Sullivan, husband and wife, by deed dated April 29, 1946, recorded May 18, 1946, in volume 209 of deeds, page 449, under auditor's file No. 391956.

Subject to all existing easements for right-of-way and also reserving unto the Grantors and Grantors' assigns right of easement for right-of-way over and across the West One (1) rod thereof.

Also a non-exclusive easement over and across a strip of land one rod in width, the west line of which is described as follows: Beginning on the south line of the Anacortes-Mount Vernon Highway 70 rods east of the line between Section 4 and 5, Township 35 north, range 2 east, W.M., thence south 16 rods.

All of the foregoing being subject, however, to the easements and reservations as now of record, being specifically those recorded under Auditor's File Nos. 509871 and 522137 and 508778.

The warranty herein, however, is limited to matters occurring prior to the 31st day of August, 1956, unless occasioned by the specific act of the grantors, this deed being given in fulfillment of the real estate contract executed on or about said date.

Dated this 22nd day of May, 1962.

Marion C. Young
Marguerite C. Young

STATE OF WASHINGTON

County of Skagit

ss.

THIS IS TO CERTIFY that on this day before me, a Notary Public, personally appeared MARION C. YOUNG and MARGUERITE C. YOUNG, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS My hand and official seal this 22nd day of May, 1962.

Jeanne Le Maister
NOTARY PUBLIC in and for the State
of Washington, residing at Anacortes.



VOL 323 PAGE 513

622188

VOL 323 PAGE 513

Driftmier and Driftmier
1019 - 1st St.
Anacortes, Washington