



**FIRST AMERICAN TITLE
OF SKAGIT COUNTY**

P.O. Box 1667
1301-B Riverside Dr.
Mt. Vernon, WA 98273

245
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JAN 22 1992

Filed for Record at Request of

Amount Paid \$
By: *[Signature]* Skagit County Treasurer Deputy

Name City of Mount Vernon

Address P.O. Box 809

City and State Mount Vernon, WA 98273

Order # 32783

9201220104

ORIGINAL

This space provided for recorder's use:

RECORDED
REQUEST OF

92 JAN 22 P 3:57

SKAGIT COUNTY
RECORDER

STATUTORY WARRANTY DEED

THE GRANTOR EVERT MAGNUSON and MARY MAGNUSON, husband and wife

for and in consideration of DEED IN LIEU OF CONDEMNATION

in hand paid, conveys and warrants to CITY OF MOUNT VERNON, a Municipal Corporation

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

That portion of Lot 55 of the Plat of "FOREST ESTATES NO. 2", as recorded in Volume 8 of Plats, pages 101 and 102, records of Skagit County, Washington, described as follows:

FIRST AMERICAN TITLE CO. 32783

Commencing at the Southwest corner of said Lot 55; thence North 1 degree 06'30" West, along the West line thereof, a distance of 246.72 feet to the true point of beginning; thence South 81 degrees 38'54" East, a distance of 181.43 feet; thence on a curve to the left having a radius of 540.00 feet through a delta of 4 degrees 42'34", an arc distance of 44.39 feet, to the East line of said Lot 55; thence North 1 degrees 06'30" West along said line a distance of 60.23 feet; thence Westerly along a non-tangent curve concave to the North whose radius point bears North 4 degrees 14'16" East, a distance of 480.00 feet, through a delta of 4 degrees 06'50", an arc distance of 34.47 feet; thence North 81 degrees 38'54" West, a distance of 191.43 feet to the West line of said Lot 55; thence South 1 degree 06'30" East, a distance of 60.83 feet to the true point of beginning.

TOGETHER WITH the right of the Grantee to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads. ALSO TOGETHER WITH a construction easement of 30 feet on both the North and South sides of the subject property for the purposes of cutting and filling of soil, tree removal as required, and landscaping of disturbed areas, with said easement ceasing when construction of the proposed Blackburn Road Extension is completed.

Continued on page 2

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STATUTORY WARRANTY DEED - Con't

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SUBJECT TO: Paragraphs A through C, Schedule "B-1" of First American Title Company's Preliminary Commitment No. 32783.

Dated JANUARY 10, 1992

Evert Magnuson
Evert Magnuson

Mary Magnuson
Mary Magnuson

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

) ss.

On this day personally appeared before me Evert Magnuson, Mary Magnuson to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th of January 1992.

Caroace M Taylor
Notary public in and for the
State of WASHINGTON
Residing at Mt. Vernon
Commission expires JANUARY 1, 1993
(Date)

LPB-10

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