



FIRST AMERICAN TITLE OF SKAGIT COUNTY

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

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

FEB 12 1992

This space provided for recorder's use:

RECORDERS OFFICE
SKAGIT COUNTY WASHINGTON
92 FEB 12 P 3:55
9202120125

Filed for Record at Request of

Name City of Mount Vernon

Amount Paid \$ 0
By Deputy
Skagit Co. Treasurer

Address P.O. Box 809

City and State Mount Vernon, WA 98273

Order # 33039

ORIGINAL

STATUTORY WARRANTY DEED

THE GRANTOR ERNEST D. PRICE and CONNIE J. PRICE, 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:

FIRST AMERICAN TITLE CO. 33039-1

PARCEL "A":

That portion of Lot 56 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:

Commencing at the Southwest corner of said Lot 56; thence North 1 degree 06'30" West, along the West line thereof, a distance of 328.55 feet to the true point of beginning; thence Easterly along a non-tangent curve concave to the South whose radius point bears South 3 degrees 18'10" East, a distance of 738.39 feet, having a delta of 11 degrees 39'16", an arc distance of 150.19 feet; thence South 81 degrees 38'54" East, a distance of 74.38 feet to the East line of said Lot 56; thence North 1 degree 06'30" West, along said line, a distance of 74.46 feet; thence South 89 degrees 04'37" West, a distance of 223.00 feet to the West line of Lot 56; thence South 1 degree 06'30" East, a distance of 53.45 feet to the true point of beginning.

PARCEL "B":

That portion of Lot 56 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:

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Commencing at the Southwest corner of said Lot 56; thence North 1 degree 06'30" West, along the West line thereof, a distance of 328.55 feet to the true point of beginning; thence Easterly along a non-tangent curve concave to the South whose radius point bears South 3 degrees 18'10" East, a distance of 738.39 feet, having a delta of 11 degrees 39'16", an arc distance of 150.19 feet; thence South 81 degrees 38'54" East, a distance of 74.38 feet to the East line of said Lot 56; thence South 1 degree 06'30" East, along said line, a distance of 60.83 feet; thence North 81 degrees 38'54" West, a distance of 84.37 feet; thence on a curve to the left having a radius of 678.39 feet, through a delta of 11 degrees 50'55", an arc distance of 140.29 feet to the West line of said Lot 56; thence North 1 degree 06'30" West, a distance of 60.05 feet to the true point of beginning.

TOGETHER WITH rights 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 above described Parcel "B" for the purposes of cutting and filling of soil, tree removal as required, and landscaping of disturbed areas with such easement to cease when construction of the proposed Blackburn Road Extension is completed.

SUBJECT TO: Paragraphs A through D, Schedule "B-1" of First American Title Company's Preliminary Commitment No. 33039.

Dated February 7, 1992

Ernest D. Price
Ernest D. Price

Connie J. Price
Connie J. Price

STATE OF WASHINGTON
COUNTY OF SKAGIT

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) ss.
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On this day personally appeared before me Ernest D. Price, Connie J. Price 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 7th of February 1992

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

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