

UNRECORDED



200101290097

Skagit County Auditor

1/29/2001 Page 1 of 4 2:56:38PM

RETURN TO:

DOCUMENT TITLE(S) (or transactions contained herein):

Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

9010110013

[] ADDITIONAL REFERENCE NUMBERS ON PAGE _____ OF DOCUMENT.

GRANTOR(S) (Last name, first name and initials):

1. Dellinger, J.C.
2. Dellinger, Neida C.
- 3.
- 4.

[] ADDITIONAL NAMES ON PAGE _____ OF DOCUMENT.

GRANTEE(S) (Last name, first name and initials):

1. Terminal Freezers Inc.
- 2.
- 3.
- 4.

[] ADDITIONAL NAMES ON PAGE _____ OF DOCUMENT.

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range):

ptn Tracts 77 & 82 Burlington Acreage
etal

[] ADDITIONAL LEGAL(S) ON PAGE _____ OF DOCUMENT.

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

062806

[] TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE _____ OF DOCUMENT.



First American Title Insurance Company

THIS SPACE PROVIDED FOR RECORDER'S USE:

Filed for Record at Request of

Name J. C. Dellinger and Nelda Colene Dellinger

Address 1444 Ovenell Road

City and State Mount Vernon, WA 98273

Escrow No. 28498

Statutory Warranty Deed

THE GRANTOR J. C. Dellinger and Nelda Colene Dellinger, husband and wife for and in consideration of Ten Dollars (\$10.00) and Other Valuable Consideration in hand paid, conveys and warrants to Terminal Freezers, Inc., a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington:

(For legal description, see Exhibit "A", attached hereto, and by this reference made a part hereof).

Fulfillment
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JAN 29 2001

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

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated Aug. 15, 1990, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on Dated August 15, 19 90, Rec. No.

J. C. Dellinger
J. C. Dellinger
Nelda Colene Dellinger
Nelda Colene Dellinger

5038
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

OCT 11 1990

Amount Paid \$ *4423.21*
Skagit Co. Treasurer
By: *[Signature]* Deputy

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

On this day personally appeared before me J. C. Dellinger and Nelda Colene Dellinger 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 August day of 1990.

[Signature]
Notary Public in and for the State of Washington, residing at Mt. Vernon
My commission expires 5/15/91.

STATE OF WASHINGTON }
COUNTY OF _____ } ss.

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

and _____, to me known to be the _____ President and _____ Secretary, respectively, of _____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and _____
Notary Pul



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EXHIBIT "A"

DELLINGER TO DAYTON LEGAL DESCRIPTION

PARCEL A:

Tracts 77 and 82, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, EXCEPT that portion lying Easterly of the following described line:

Beginning at the East 1/4 corner of Section 5, Township 34 North, Range 4 East W.M.; thence North $89^{\circ}24'11''$ West 246.38 feet along the East-West centerline of said Section 5 to the True Point of Beginning for said described line; thence South $0^{\circ}22'00''$ West 1076.21 feet along said line and along an existing fence line to an intersection with the Northwesterly line of that certain tract described in Warranty Deed from Mary Morris to Diking District No. 12, recorded under Skagit County Auditor's File No. 268265, said intersection being the terminus of said described line.

ALSO EXCEPT the following described tract:

Beginning at a point on the South line of Government Lot 5, Section 5, Township 34 North, Range 4 East, W.M., 806.7 feet East of the Southwest corner of said Lot 5; thence North 47° East 342.7 feet parallel with and 50 feet from the West toe of the dike to a point on the South line of a tract now owned by Diking District No. 12; thence Southeasterly 50 feet to the toe of the dike; thence South 47° West 342.7 feet to the South line of Lot 5; thence West 50 feet, more or less, to the place of beginning.

ALSO EXCEPT the Northerly 140 feet of Tract 77.

PARCEL B:

That portion of Tracts 77 and 82, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, and a portion of that certain tract described in Warranty Deed from B. Janie McKay to Dike District No. 12 recorded under Skagit County Auditor's File No. 85491, all lying Westerly of the following described line:

Commencing at the East 1/4 corner of Section 5, Township 34 North, Range 4 East, W.M.; thence North $89^{\circ}24'11''$ West 246.38 feet along the East-West centerline of said

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BUYER'S INITIALS



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EXHIBIT "A", CONTINUED.

Section 5 to the TRUE POINT OF BEGINNING for said described line; thence South 0°22'00" West 1076.21 feet along said line and along an existing fence line to an intersection with the Northwesterly line of that certain tract described in Warranty Deed from Mary Morris to Diking District No. 12 recorded under Skagit County Auditor's File No. 268265, said intersection being the terminus of said described line.

PARCEL C:

That portion of Tract 83, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, embraced within the following described boundaries:

Beginning at a point which bears from the South quarter corner of Section 5, Township 34 North, Range 4 East, W.M., North 44°25' East a distance of 1854.9 feet; thence North 89°32'45" East 501 feet; thence South 39°40' West 353.31 feet; thence South 48°43'30" East 222.19 feet; thence South 42°08'30" West 466.10 feet; thence North 51°35'30" West 155.5 feet; thence North 0°39'30" West 663.58 feet to the point of beginning.

ALSO, that portion of said Tract 83 lying Easterly and Northerly of a line described as follows:

Beginning at a point which bears from the South quarter section corner of Section 5, Township 34 North, Range 4 East, W.M., as follows: North 44°25' East 1854.9 feet; thence North 89°32'45" East 501 feet; thence from said point run South 39°40' West 353.31 feet; thence South 48°43'30" East to the Easterly margin of said tract.

EXCEPT from the above-described Parcels A, B, and C the right-of-way of Puget Sound and Baker River Railroad Co., and County roads, dike and drainage ditch rights-of-way.

Situate in the County of Skagit, State of Washington.

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