

FILED AT REQUEST OF:

William Allen
PO Box 437
Sedro-Woolley, WA 98284



200301310258

Skagit County Auditor

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ISLAND TITLE CO.

025378

STATUTORY WARRANTY DEED

THE GRANTORS, ROBERT L. STEVENSON AND KATHERINE STEVENSON,
husband and wife,

for and in consideration of Ten Dollars, and other good and valuable consideration,

in hand paid, convey and warrant to THE GRANTEE, CHASE AND COLE
MANAGEMENT, LLC, a Washington limited liability company,

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

For legal description, see EXHIBIT A, attached hereto.

PTN. 6L & 33-36-3 AND VACATED LADYSMITH

TOGETHER WITH two water memberships in the Blanchard Edison Water
Association,

AND SUBJECT TO leases, memorandums of which were recorded under AFN
9902230013 and 200210170068, matters disclosed on survey recorded under
AFN 9412040046, easements recorded under AFN 234986, 552974, and 552797,
and current taxes.

Robert L. Stevenson

Robert L. Stevenson

Katherine Stevenson

Katherine Stevenson

498
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Acknowledgments are on next page

TAX ID: P48572, P48583, P48585, P48586

JAN 31 2003

Amount Paid \$ 4972.50
Skagit Co. Treasurer
By *[Signature]* Deputy

EXHIBIT "A"

PARCEL A:

That portion of Government Lot 8, Section 33, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 248.8 feet West and 83 feet South of the Northeast corner of Government Lot 8;
thence South 83 feet, more or less, to the North line of that certain tract conveyed to James C. Henry, et ux, by Deed recorded February 24, 1959 under Auditor's File No. 576908;
thence East along said North line to a point which lies 175 feet West and 162.2 feet South of the Northeast corner of said Government Lot 8;
thence North 83 feet, more or less, to the South line of that certain tract conveyed to John P. Potter, et ux, by Deed recorded December 27, 1960 under Auditor's File No. 602456;
thence West along said South line to the true point of beginning;

PARCEL B:

The East 10 feet LESS the South 85 feet of that portion of Government Lot 8, Section 33, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 175 feet West and 162.2 feet South of the Northeast corner of said Lot 8;
thence West 146.5 feet;
thence South 160.2 feet, more or less, to the North line of the County road, now State Highway 1-C;
thence Northeast along the Northerly line of said road to a point South of the point of beginning;
thence North 136.5 feet to the point of beginning;

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Exhibit "A" continued
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PARCEL C:

That portion of Government Lot 8, Section 33, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

That tract of land shown on the PLAT OF LADYSMITH according to the plat thereof recorded April 24, 1912, records of Skagit County, Washington; and marked reservation and said reservation or tract hereby conveyed is a strip of land 239 feet long and 62 and one half feet wide and is bound on the North by Ampere Street mentioned in said plat, on the East by that certain tract conveyed to Northcoast Transportation Company by Deed dated June 26, 1930 and recorded June 27, 1930 under Auditor's File No. 234986, on the South by Main Street mentioned in said plat and on the West by Commercial Avenue, mentioned in said plat;

TOGETHER WITH vacated portions of streets adjoining said tract on the North, West and South;

EXCEPT the North 83 feet thereof;

ALSO EXCEPT the South 85 feet thereof;

AND ALSO EXCEPT the West 16.2 feet thereof;

PARCEL D:

The South 85 feet of that portion of Government Lot 8, Section 33, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

That tract of land shown on the PLAT OF LADYSMITH, according to the plat thereof recorded April 24, 1912, records of Skagit County, Washington; and marked reservation and said reservation or tract hereby conveyed is a strip of land 239 feet long and 62 and one half feet wide and is bound on the North by Ampere Street mentioned in said Plat, on the East by that certain tract conveyed to Northcoast Transportation Company by Deed dated June 26, 1930, recorded June 27, 1930 under Auditor's File No. 234986, on the South by Main Street mentioned in said Plat and on the West by Commercial Avenue mentioned in said Plat;

TOGETHER WITH vacated portions of streets adjoining said tract on the North, West and South;

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Exhibit "A" continued
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PARCEL E:

That portion of Government Lot 8, Section 33, Township 36 North, Range 3 East of the Willamette Meridian described as follows:

Beginning at a point which is 83 feet South and 82.5 feet West of the Northeast corner of said Government Lot 8, said point being on the West line of that certain strip of land as conveyed to Puget Sound Power and Light Company by deed recorded September 6, 1945 under Auditor's File No. 382994 and also being the Southeast corner of that certain tract of land as conveyed to Merlin Dutch Wilson, et ux, by deed recorded January 2, 1946 under Auditor's File No. 286701; thence West along the South line of the said Wilson tract and along the South line of that certain tract of land as conveyed to Merlin E. Wilson, et ux, by deed recorded November 22, 1944 under Auditor's File No. 376151, 214.3 feet, more or less, to a point which is 296.8 feet West of the East line of said Government Lot 8; thence North 83 feet to a point on the North line of said Government Lot 8 which is 296.8 feet West of the East line of said Government Lot 8; thence West along the North line of said Government Lot 8, 135.5 feet to a point which is 432.3 feet West of the East line of said Government Lot 8; thence South 166 feet; thence East 110.8 feet, more or less, to a point that is 166 feet South of the North line of said Government Lot 8 and 321.5 feet West of the East line of said Government Lot 8, said point also being on the West line of that certain tract of land as conveyed to James C. Henry, et ux, by Deed recorded February 24, 1959 under Auditor's File No. 576908; thence South 156.4 feet, more or less, to the North line of the County road, now State Highway 1C; thence Northeasterly along the Northerly line of said road to a point that is 175 feet West of the East line of said Government Lot 8; thence North 85 feet, more or less to the Northwest corner of that certain tract of land as conveyed to James C. Henry, et ux, by Deed recorded March 9, 1959 under Auditor's File No. 577485; thence East along the North line of the said James C. Henry tract, 92.5 feet, more or less, to the West line of that certain strip of land as conveyed to Puget Sound Power and Light Company by Deed recorded under Auditor's File No. 282994; thence North along the West line of the said Puget Sound Power and Light Company tract to the point of beginning;

EXCEPTING from the above described tract that portion thereof lying within the boundaries of that certain parcel of land acquired by J.C. Henry, et ux, from Julia Jewel Haaland, by Deed recorded April 29, 1976 under Auditor's File No. 834084;

ALL situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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