

When recorded return to:

Rose Lynn Corporation
P. O. Box 12792
Mill Creek, WA 98082

200609180158
Skagit County Auditor
9/18/2006 Page 1 of 2 11:40AM

Filed for Record at Request of
Pacific North West Escrow Corporation
Escrow Number: P6590
Grantor: Mount Vernon School District No. 320
Grantee: Rose Lynn Corporation

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
88700

THE GRANTOR Mount Vernon School District No. 320, a Municipal Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rose Lynn Corporation, a Washington Corporation the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. SE1/4 SE1/4 Sec. 30, Twn. 34N, Rg 4E, Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 340430-4-014-0006 (P29230)

LEGAL DESCRIPTION ATTACHED AS SCHEDULE "C"

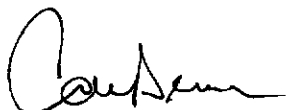
#4817
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated September 11, 2006

SEP 18 2006

Mount Vernon School District No. 320

Amount Paid \$ 4455.00
By Skagit Co. Treasurer



By: Carl Bruner, Superintendant

STATE OF Washington }
County of } SS:

I certify that I know or have satisfactory evidence that Carl Bruner

is/are the person(s) who appeared before me and said person(s) acknowledged that he/ she/ they signed this instrument, on oath stated that he / she/ they are authorized to execute the instrument and acknowledge it as the Superintendant of Mount Vernon School District No. 320, a Municipal Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: September 12, 2006



Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 8/20/2010



Schedule "C"
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., that lies West of the Great Northern Railway Company right-of-way, EXCEPT that portion thereof embraced within the boundaries of the following described tract:

Beginning at the point of intersection of the Westerly line of the Great Northern Railway Company right-of-way with the North line of Section 31, said Township and Range; thence Southerly along the Westerly line of said railway right-of-way, 227 feet, more or less, to the Northeast corner of the lands conveyed to John Olson and Mary Olson, husband and wife, by deed recorded in Volume 153 of Deeds, page 551, under Auditor's File No. 234215, records of said County; thence West on the North line of said Olson Lands, 1126 feet, more or less, to the East line of the County Road along the East side of Britt's Slough; thence Northerly along the East line of said County Road to a point 35 rods North of the South line of Section 30, said Township and Range; thence East, 161 feet, more or less, to the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, said Section 30; thence North on the West line of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the Northwest corner of the lands conveyed to Herman L. Peterson and Sandra Peterson, husband and wife, by deed recorded in Volume 195 of Deeds, page 22, under Auditor's File No. 373500, records of said County; thence East, 1038 feet, more or less, to the West line of the Great Northern Railway Company right-of-way; thence Southerly on said right-of-way line, 912 feet, more or less, to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a twenty (20) foot wide strip of land the centerline of which is described as follows:

Commencing at the Southeast corner of a strip of land conveyed to the City of Mount Vernon for Cleveland Avenue right-of-way by deed recorded December 9, 2002 under Auditor's File No. 200212090262; thence South $88^{\circ}14'04''$ West along the South line of said strip 15.01 feet to the centerline of said strip, said point being the true point of beginning; thence South $0^{\circ}07'45''$ West along the produced centerline of said strip to the North line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., said point being the terminus of said line.



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