



201001110145
Skagit County Auditor

1/11/2010 Page 1 of 3 2:36PM

When recorded return to:
Barry and Kelly Simmons
1955 Sierra Drive
Helena, MT 59602

Filed for Record at request of:
Sierra Outdoor Advertising, Inc.

Grantor: Sierra Outdoor Advertising, Inc.
Grantees: Barry J. Simmons and Kelly Simmons

Statutory Warranty Deed

The Grantor, Sierra Outdoor Advertising, Inc., a Montana Corporation, for and in consideration as part of an I.R.S. 1031 Tax Deferred Exchange of other like kind property, conveys and warrants to Barry J. Simmons and Kelly Simmons, husband and wife, of 1955 Sierra Drive, Helena, Montana 59602, the following described real estate, situated in the County of Skagit, State of Washington:

-Vacant Land- *NOT GRANTOR'S PRIMARY RESIDENCE**

Abbreviated Legal: Ptn SE¼ Of NE¼, 8-36-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 360308-1-003-0028, P47694, 360308-0-006-0201, P102908

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including.

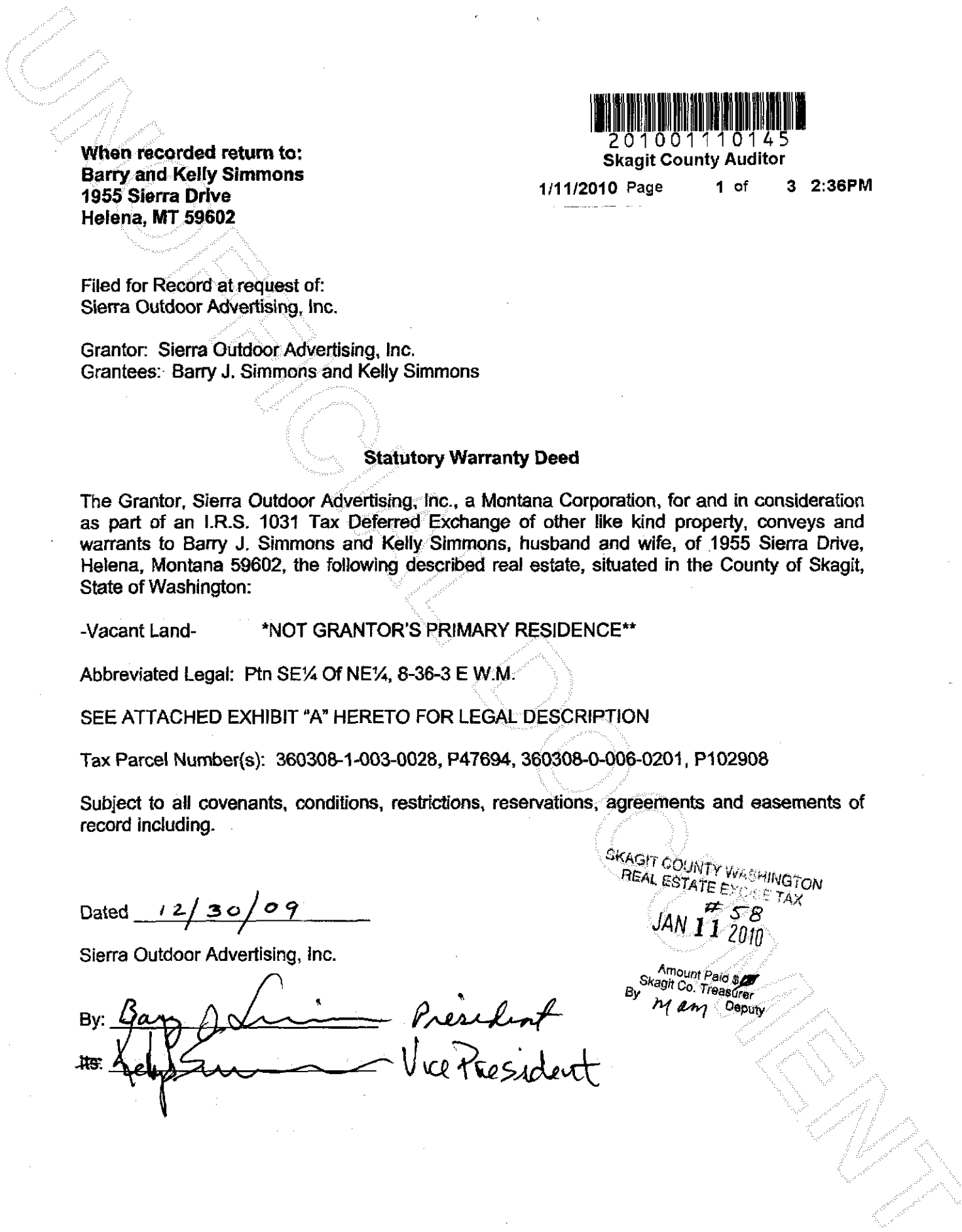
Dated 12/30/09

Sierra Outdoor Advertising, Inc.

By: Barry J. Simmons President
Its: Kelly Simmons Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
58
JAN 11 2010

Amount Paid \$
Skagit Co. Treasurer
By MAM Deputy



STATE OF MONTANA)
)ss.
County of Beauregard (Clerk)

This instrument was acknowledged before me on the 30 day of December, 2009
by Barry J. Simmons and Kelly Simmons.



Roxanne Rickman
(Signature of Notary Public)

Roxanne Rickman
(Name of Notary Public Printed or Typed)
Notary Public for the State of Montana
Residing at:
My commission expires:

ROXANNE M. RICKMAN
NOTARY PUBLIC for the State of Montana
Residing at Helena, Montana
My Commission Expires March 9, 2010



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PARCEL "A":

That portion of the Southeast ¼ of the Northeast ¼ of Section 8, Township 36 North, Range 3 East, W.M., lying Northeasterly of State Route No. 11, commonly known as Chuckanut Drive, and lying Southerly and Easterly of the following described line:

Beginning at the Southeast corner of said Southeast ¼ of the Northeast ¼ of Section 8; thence North 00°03'16" East, along the East line thereof a distance of 800.11 feet to the true point of beginning of said described line;
thence North 88°58'46" West, along the North line of the South line 800.00 feet of the East 330.00 feet of the Southeast ¼ of the Northeast ¼ of said Section 8 a distance of 330.06 feet;
thence North 00°03'16" East, along the West line of the East 330.00 feet of the Northeast ¼ of said Section 8 a distance of 171.87 feet to the Southeast corner of that certain tract of land described in Deed of Trust recorded in Volume 943 of Records, page 531, under Auditor's File No. 9011260031, records of Skagit County, Washington;
thence North 89°08'01" West, along the South line of said tract and parallel with the North line of said Southeast ¼ of the Northeast ¼ of said Section 8 a distance of 439.11 feet to the Southwest corner thereof, said point being on the Northeasterly line of that certain parcel titled "P-9" on Exhibit A of that certain Statutory Warranty Deed recorded in Volume 845 of Deeds, page 254, under Auditor's File No. 8909270054, records of Skagit County, Washington;
thence South 41°00'00" East along said Northeasterly line a distance of 175.78 feet to the Southeast corner of said Parcel "P-9"
thence West, along the South line of said Parcel "P-9" a distance of 166.90 feet to its intersection with the East most line of that certain parcel title "P-8" on Exhibit A of said Statutory Warranty Deed recorded in Volume 845 of Deeds, page 254, records of Skagit County, Washington;
thence South 17°15'58" West, along said East most line of said Parcel "P-8" a distance of 777.32 feet, more or less, to the Northeasterly right of way line of said State Route No. 11 and the end of said described line.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 4 of said Section 8, being more particularly described as follows:

Beginning at the Northeast corner of said Government Lot 4;
thence South 00°01'47" West, along the East line thereof a distance of 150.00 feet;
thence North 88°58'46" West, parallel with the North line of said Government Lot 4 a distance of 200.00 feet;
thence North 52°28'30" West a distance of 252.11 feet to said North line of Government Lot 4;
thence South 88°58'46" East, along said North line a distance of 400.06 feet to the point of beginning.

THE BASIS OF BEARING orientation for the above description is derived from Washington State Grid according to the record of survey map recorded under Auditor's File No. 8001080007, 1997. Coordinate grid location was held at the quarter corner between Sections 8 and 9. Then the line between the said quarter corner and the common section corner of Sections 8, 9, 16, and 17 were rotated 0000'11" East to conform with an unrecorded historical survey in Section 8 performed by L.S. No. 17068, in 1981. This description and the parcel it describes is depicted on that certain record of survey map prepared by Ayers-Harrison, P.S. in the summer of 1989, reference by Job Number 89029.

Situate in the County of Skagit, State of Washington.

Exhibit "A"



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