201204130103
Skagit County Auditor
4/13/2012 Page 1 of 5 10:48AM

When recorded return to:
City of Sedro Woolley
325 Metcalf Street
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 103347

Statutory Warranty Deed

103347-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Elvin Ray Houser, a single person, as to an undivided 1/2 fractional interest, and Elvin Ray Houser, Trustee of the Winifred C. Houser Bypass Trust u/w/d September 6, 2007 which Trust is actually described as a 'Disclaimer Trust' in the text of said Will for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **City of Sedro Woolley, a municipal corporation** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:
Ptn. Lots 7 and 9, "JAMESON ACREAGE"

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

This conveyance is for the purpose of providing park and open space named the Winnie Houser Park & Playfields. In the event the Property ceases to be used as a Park & Playfields or as open space, or cease s to be named the Winnie Houser Park & Playfields, ownership shall revert to Grantor or Grantor's successors in interest, subject to a right of reimbursement to the City in the amount of two hundred thousand dollars ($200,000.00)

Tax Parcel Number(s): **P76523, 4163-000-009-0105, P76509, 4163-000-007-0008**

Dated **4/10/2012**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20121006
APR 13 2012
Amount Paid $ 3565.00
Skagit Co. Treasurer
By Deputy

Elvin Ray Houser

The Winifred C. Houser Bypass Trust
By: Elvin Ray Houser, Trustee

NOTARY PUBLIC
STATE OF WASHINGTON
KAREN ALDERSON
My Appointment Expires Mar 28, 2015

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Elvin Ray Houser, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4.11.12

Karen Alderson
Printed Name: Karen Alderson
Notary Public in and for the State of Washington
Residing at Bellingham, WA
My appointment expires: 3/28/2015

STATE OF Washington }
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Elvin Ray Houser signed this instrument, on oath stated that He is authorized to execute the instrument and acknowledged it as the Trustee of The Winifred C. Houser Bypass Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 4-11-12

Karen Alderson
Printed Name: Karen Alderson
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 3-28-15

NOTARY PUBLIC
STATE OF WASHINGTON
KAREN ALDERSON
My Appointment Expires Mar 28, 2015

LPB 10-05(i-l)

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EXHIBIT A

Lot 7 and that portion of Lot 9, "Map of Acreage Property in North ½ of Northwest ¼ and Lot 1, Section 26, Township 35 North, Range 4 East, JAMESON'S ACREAGE", as per plat recorded in Volume 3 of Plats, page 20, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of Lot 8; thence West along the line between Lots 7 and 9, a distance of 330.7 feet; thence South at right angles to the South line of said Lot 9; thence Easterly along the South line of said Lot 9 to the Southeast corner thereof; thence North to the place of beginning.

EXCEPT right-of-way Rhodes Road along the East line of said Lot 7 and EXCEPT County right-of-way along the South line of said Lot 9.

ALSO EXCEPT the following described Tracts 1 through 5:

Tract 1: That portion of Lot 7, described as follows:

Beginning at a point 293.7 feet South and 15 feet West of the North ¼ corner of Section 26, Township 35 North, Range 4 East, W.M.; thence South along the East line of said Lot 7 distance of 145 feet; thence North 78° West 95 feet; thence North 35° West 75 feet; thence North 65° West 150 feet to the point of beginning.

Tract 2: That portion of Lot 7, described as follows:

Beginning at a point 218.7 feet South and 15 feet West of the North ¼ corner of Section 26, Township 35 North, Range 4 East, W.M.; thence South along the East line of said Lot 7 a distance of 75 feet; thence South 65° West 150 feet; thence North 35° West 40 feet; thence North 21°30' East 113 feet, more or less, to a point 120.0 feet due West of the point of beginning; thence East 120.0 feet to the point of beginning.

Tract 3: That portion of Lot 7, described as follows:

Beginning at the Northeast corner of said Lot 7, said point being 15 feet West of the North ¼ corner of Section 26, Township 35 North, Range 4 East, W.M.; thence West along the North line thereof a distance of 51 feet to the Southerly line of the Great Northern Railway right-of-way; thence Southwesterly along said right-of-way a distance of 340 feet; thence Southeasterly, at right angles to the Southerly right-of-way line of said railway, a distance of 20 feet, more or less, to the Southerly line of an existing private roadway; thence in a general Northerly and Easterly direction along the Southerly line of said road to its intersection with the Northwest corner of that certain tract conveyed to Everett Bust, et ux, by deed dated June 13, 1957, recorded June 19, 1957, in Volume 287 of Deeds, page 496, under Auditor's File No. 552717; thence East along the North line of said Bust tract 120 feet to the Northeast corner thereof; thence North 218.7 feet to the point of beginning.

Legal description continued on next page

Tract 4: That portion of Lot 7, described as follows:

Beginning at a point 438.7 feet South and 15 feet West of the North ¼ corner of Section 26, Township 35 North, Range 4 East, W.M.; thence North 78° West 95 feet to the Southwesterly corner of that certain tract conveyed to Howard White, et ux, by deed recorded June 11, 1956, under Auditor's File No. 537257 and the true point of beginning for this description; thence North 35° West 115 feet; thence North 21°30' East 113 feet, more or less, to the Northwest corner of that certain tract conveyed to Everett Bust, et ux, by deed recorded June 19, 1957, under Auditor's File No. 552717; thence Westerly along the Southerly line of an existing private roadway 127.21 feet, more or less, to a point on a line drawn parallel with and 10 feet (measured at right angles) distant from the Southwesterly line of said White tract; thence South 35° East along said line 232.5 feet, more or less, to a point North 78° from the true point of beginning; thence South 78° East to the true point of beginning.

Tract 5: That portion of Lot 7, described as follows:

Commencing at the Northeast corner of said Lot 7; thence West along the North line thereof a distance of 51 feet to the Southerly line of the Great Northern Railway right-of-way; thence Southwesterly along said right-of-way 340 feet; thence Southeasterly at right angles to the Southerly right-of-way line of said railway 20 feet to the true point of beginning of this description; thence South 81°30'57" East a distance of 226.21 feet to the Northwest corner of that certain tract conveyed to Everett Bust, et ux, by deed dated June 13, 1957, recorded June 19, 1957, in Volume 287 of Deeds, page 496, under Auditor's File No. 552717; thence West along the North line of that certain tract conveyed to Everett Bust, et ux, by deed recorded September 9, 1968, under Auditor's File No. 717978, a distance of 124.4 feet to the Northwest corner thereof; thence South 48°39'37" West a distance of 58.38 feet; thence North 37°38'09" West a distance of 90.84 feet to the true point of beginning.

Exhibit " B"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name:	Survey
Recorded:	December 2, 1992
Auditor's No.:	9212020070