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M 426  
R 565

Statutory Warranty Deed

FORM NO. 1044 (REV. 07-11)

THE GRANTORS, MORRIS R. MOLSTAD AND BERNICE V. MOLSTAD,  
Husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, coveys and warrants to RAYD, INC., a Washington Corporation

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

ATTACHED:

Commencing at the center section; thence West along the center line of Section 666.17 feet; thence South 03°18'15" West 734.53 feet to a point 48.33 feet South of the centerline of Marion Street in Rose Armstrong Acre Tracts, said point being the true point of beginning; thence South 89°44'00" West 207.90 feet; thence South 00°16'00" East 162 feet; thence South 89°44'00" West 814 feet, more or less, to the Easterly line of the Northern Pacific Railway right of way; thence Southerly along said right of way 23 feet, more or less; thence North 89°44'00" East 1,025 feet, more or less, to a point South 03°18'15" West from the true point of beginning; thence North 03°18'15" East 182 feet more or less, to the true point of beginning. Together with Beginning at the centersection; thence West along the center line of Section 666.17 feet; thence South 03°18'15" West 734.53 feet to a point 48.33 feet South of the center line of Marion Street in Rose Armstrong Acre Tracts; thence South 89°44'00" West 207.9 feet to the true point of beginning; thence South 00°16'00" East 162 feet; thence South 89°44'00" West 805.09 feet to the Easterly line of the Northern Pacific Railway right of way; thence Northerly along said right of way 181.18 feet; thence angle right 51°31'42" for 251.35 feet; thence North 89°44'00" East 462.6 feet to the true point of beginning. LESS that portion lying West of the following described line; Commencing at the Northeast corner of said tract, said Northeast corner lying South 48.33 feet of the centerline of Marion Street; thence South 89°37'45" West along the North line of the above described tract a distance of 571.357 feet to the true point of beginning for said line; thence South 00°22'15" East a distance of 182.00 feet to the termination point of said line. All situated in Section 11, Township 31 North, Range 5 East, N.W. County of Snohomish, State of Washington.

RESERVING TO THE GRANTORS HEREIN, THEIR SUCCESSORS AND ASSIGNS, an easement for ingress, egress, and utilities over, under, and across the following described tract;

Commencing at a point 48.33 feet South of the centerline of Marion Street in the plat of Rose Armstrong Acre Tracts; thence South 9°12'00" West along West line of said plat a distance of 12.02 feet to the centerline of a 24.00 foot wide non-exclusive easement. Said point also being the true point of beginning for said easement; thence South 89°37'45" West along said centerline a distance of 17.19 feet to the beginning of a tangent curve to the left having a radius of 108.06 feet; thence along the arc of said curve through a central angle of 45°13'03" a distance of 85.28 feet; thence South 44°24'42" West a distance of 4.96 feet to the beginning of tangent curve to the right having a radius of 41.38 feet; thence along the arc of said curve through a central angle of 78°49'01" a distance of 56.92 feet; thence North 56°46'17" West a distance of 42.56 feet to the beginning of tangent curve to the left having a radius of 58.40 feet; thence along the arc of said curve through a central angle of 68°48'45" a distance of 70.14 feet to a point of reverse curvature having a radius of 42.53 feet; thence along the arc of said reverse curve through a central angle of 48°10" a distance of 48.10 feet to a point of reverse curvature having a radius of 156.42 feet; thence along the arc of said reverse curve through a central angle of 29°35'23" a distance of 80.78 feet to the termination point of said 24.00 foot wide easement; thence North 00°22'15" West a distance of 2.00 feet to the true point of beginning for the centerline of a 20.00 foot wide non-exclusive easement; thence South 89°37'45" West along said centerline a distance of 196.75 feet to the termination point of said 20 foot easement.

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OFFICIAL RECORDS  
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RECORDED  
INDEXED  
LAND TITLE CO. OF WASH.  
FEB 24 PM 2 38  
MORRIS R. MOLSTAD & BERNICE V. MOLSTAD  
CLERK  
*Betty Baynes*

381

075136  
STATE OF Washington  
DEPT. OF REVENUE  
Conveyance Tax  
\$ 15.00  
FEB 25 1975

REAL ESTATE SALES TAX  
PROPERTY NO. 75744  
RECORD NO. 701443  
FEB 25 1975  
*Betty Baynes*

Dated this Eleventh day of February, 1975

*Morris R. Molstad*  
*Bernice V. Molstad*

STATE OF WASHINGTON,  
County of Snohomish

On this day personally appeared before me Morris R. Molstad and Bernice V. Molstad to me known to be the individuals 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 purposes therein mentioned.



GIVEN under my hand and official seal this 11th day of February, 1975

*[Signature]*  
Notary Public in and for the State of Washington  
residing at *Arbinger* W. 843 Box 305

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