

AFTER RECORDED MAIL TO:
Janice Schroder
4811 Heron Beach Lane
Bow, WA 98232

201107220056
Skagit County Auditor
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STATUTORY WARRANTY DEED

Document Title:	Statutory Warranty Deed
Reference No. of Documents Assigned or Released:	200303250154
Grantors:	Schroder, Janice L.; Schroder, Henry M.; Schroder, D'Ann I.
Grantees:	Schroder, Janice L.; Schroder, Henry M.; Schroder, D'Ann I.
Legal Description: [Abbreviated]	A portion of Gov. Lot 2, 25-36-2 E W.M.
Assessor's Property Tax Parcel/Acct. No.:	P46962/360225-0-009-0008.

GRANTORS, Janice L. Schroder, an unmarried woman, whose address is 4811 Heron Beach Lane, Bow, WA 98232; and Henry M. Schroder and D'Ann I. Schroder, husband and wife, whose address is 3704 Seeley St., Bellingham, WA 98226, hereby convey and warrant to

GRANTEE, Janice L. Schroder, an unmarried woman, whose address is 4811 Heron Beach Lane, Bow, WA 98232 an undivided two thirds (2/3) interest; and

GRANNEES, Henry Martin Schroder and D'Ann I Schroder, husband and wife, whose address is 3704 Seeley St., Bellingham, WA 98226, an undivided one third (1/3) interest;

These interest to be held as tenants in common;

THE REAL PROPERTY described on the attached Exhibit A, situated in the County of Skagit, State of Washington

Subject to: Easement for water main purposes, recorded June 23, 1953, under Auditor's File No. 489782; Easement for electric transmission line, dated May 24, 1961, recorded May 31, 1961, under Auditor's File No. 608270; Restrictions and easement contained in deed, dated January 11, 1962, filed September 19, 1962, under Auditors File No. 626439; Easement for right of way, recorded November 20, 1968, under Auditor's File No. 720560; Any prohibition of or limitation or use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water, Right and easements of the public for commerce, navigation, recreation and fisheries.

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Janice L. Schroder 5/13/11
Janice L. Schroder Date

Henry M. Schroder 3/25/11
Henry M. Schroder Date

D'Ann I. Schroder 3/25/11
D'Ann I. Schroder Date

2200
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 22 2011

Amount Paid \$ 0
Skagit Co. Treasurer
By *M* Deputy

STATE OF WASHINGTON)
County of Skagit) : ss

I certify that I know or have satisfactory evidence that Janice L. Schroder is the person who appeared before me, and said person acknowledged that he signed this instrument as her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated May 12, 2011

Martha Carina De Leon
Notary Public in and for the State
of Washington, residing at Skagit.
My Commission Expires: 5/10/2013



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STATE OF WASHINGTON)

: ss

County of Skagit)
Km

I certify that I know or have satisfactory evidence that Henry M. Schroder is the person who appeared before me, and said person acknowledged that he signed this instrument as his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 3/25/11

FZ
Notary Public in and for the State
of Washington, residing at Sedro-Woolley
My Commission Expires: 6/19/13

STATE OF WASHINGTON)

: ss

County of Skagit)
Km

I certify that I know or have satisfactory evidence that D'Ann I. Schroder is the person who appeared before me, and said person acknowledged that she signed this instrument as her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 3/25/11

FZ
Notary Public in and for the State
of Washington, residing at Sedro-Woolley
My Commission Expires: 6/19/13



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PARCEL "A":

That portion of Government Lot 2 in Section 25, Township 36 North, Range 2 East, W.M., lying within the following description:

Beginning at the meander corner common to Sections 25 and 26 in said Township and Range; thence Easterly along the meander line 349.8 feet; thence South 33° feet to the true point of beginning; thence West 66 feet; thence South 60 feet; thence East 66 feet; thence North to the point of beginning.

EXCEPT that portion of said premises, if any, lying East of the Easterly line of those premises conveyed to Robert Earl Green, et ux, by deed dated May 15, 1944, filed May 20, 1944, under Auditor's File No. 371659 and recorded in Volume 193 of Deeds, page 458, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

TOGETHER WITH a non-exclusive easement for ingress and egress over an existing roadway as it lies on the ground consisting of a strip of land approximately 10 feet in width lying West of and adjoining the Easterly line of those premises in Government Lot 2, Section 25, Township 36 North, Range 2 East, W.M., conveyed to Robert Earl Green by deed dated May 15, 1944, filed May 20, 1944, under Auditor's File No. 371659 and recorded in Volume 193 of Deeds, page 458, as said easement was confirmed by Decree entered in the Superior Court for Skagit County Probate Cause No. 9859 on September 13, 1962, extending Southerly from the South line of the premises above described to the Northerly line of the County road.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

An undivided 1/16th interest in an irregular shaped roadway described as follows:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.; thence Easterly along the meander line 219.05 feet; thence South 33.56 feet to the true point of beginning; thence South 430 feet, more or less, to the County road; thence West 20 feet; thence North 380 feet, more or less, to the Northeast corner of that certain parcel conveyed by James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961, and recorded August 26, 1963, under Auditor's File No. 640052; thence West 10.78 feet; thence North 50 feet; thence East 30 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

An easement for ingress, egress and utilities over, under and across the following described tract:

That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at an existing concrete marker for the meander corner on the West Section line of said Section; thence North 88°07'33" East along the meander line, 219.05 feet;

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thence South $0^{\circ}02'$ West 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 767775, said point being the true point of beginning;

thence North $89^{\circ}58'$ West a distance of 20 feet, more or less, to the East line of that certain tract of land sold to Paul Billeter and Edna H. Billeter, husband and wife, by instrument recorded July 26, 1967, under Auditor's File No. 702409;

thence South along said East line, 79.20 feet, more or less, to the Southeast corner of said Billeter Tract;

thence West along the South line of said Billeter tract 15 feet;

thence South $0^{\circ}02'$ West 180 feet, more or less, to the North line of the existing public road commonly referred to as the Blue Heron Road;

thence North $86^{\circ}27'50''$ East along the North line of said road, 40 feet, more or less, to a point which lies South $86^{\circ}27'50''$ West, 121.72 feet from the East line of that certain tract of land conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, when measured along the North line of said road;

thence North $0^{\circ}02'$ East 144.20 feet;

thence North $25^{\circ}10'42''$ East, 35.37 feet;

thence North $0^{\circ}02'$ East, 83.00 feet, more or less, to the South line of said Metzker tract;

thence West along said South line a distance of 20 feet, more or less, to the true point of beginning.

EXCEPT that portion thereof lying within the boundaries of the above described Parcels "A" and "C".

Situate in the County of Skagit, State of Washington.

PARCEL "E":

TOGETHER WITH an undivided 1/16th interest in the following described real property:

Tidelands of the second class, situated in front of, adjacent to or abutting upon that part of the shoreline of Lot 2, Section 25, Township 36 North, Range 2 East, W.M., extending from the Northwest corner of said lot to a point South $87^{\circ}22'$ East, 351.2 feet from said Northwest corner of said lot,

EXCEPT the West 132 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "F":

TOGETHER WITH an undivided 1/16th interest in the following described beach property:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;

thence East 109 feet to the true point of beginning;

thence East along the meander line 239.65 feet;

thence South 44.55 feet;

thence West 239.65 feet, more or less;

thence North 30 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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State of Washington

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