

When recorded return to:
Laura L. Gallagher
29111 Old Pacific Highway
Stanwood, WA 98292

Recorded at the request of:
Guardian Northwest Title
File Number: A102717


201111180062
Skagit County Auditor
11/18/2011 Page 1 of 4 1:37PM

Statutory Warranty Deed

A102717-2
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Benjamin N. Thomas and Pamela K. Thomas, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Laura L. Gallagher, a married woman as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

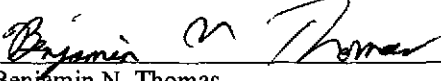
Abbreviated Legal:
Section 17, Township 33, Range 5; Ptn. N ½ SW ¼

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.

Tax Parcel Number(s): P125976, 330517-0-001-0500, P126734, 330517-0-001-0600, P18124, 330517-3-008-0003

Dated 11/14/2011

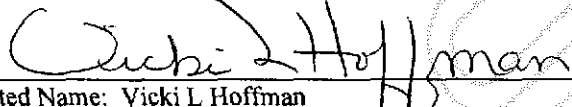

Benjamin N. Thomas


Pamela K. Thomas

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Benjamin N. Thomas and Pamela K. Thomas, 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: 11-16-11


Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2013



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113508
NOV 18 2011


Amount Paid \$ 1963.00
Skagit Co. Treasurer
By  Deputy

EXHIBIT A

PARCEL "A":

Beginning at a point in the Southwest $\frac{1}{4}$ of Section 17, Township 33 North, Range 5 East, W.M., which is 1,154.0 feet East and 655.2 feet South of the Northwest corner of the Southwest $\frac{1}{4}$ of said Section. This point being South $58^{\circ}21'50''$ East, 1,327.0 feet from said Northwest corner of the Southwest $\frac{1}{4}$ using the West line of Section 17 as a base which bears South $2^{\circ}03'$ West; thence North $59^{\circ}47'$ East, 119.5 feet; thence South $77^{\circ}23'$ East 171.8 feet; thence South $53^{\circ}23'$ West, 138.7 feet; thence South $60^{\circ}16'$ West 47.3 feet; thence North $15^{\circ}34'$ West, 138.5 feet to the point of beginning, EXCEPT that portion lying with the Northern Pacific Railroad right-of-way.

TOGETHER with an easement over a 30 foot road being and lying within that portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 33 North, Range 5 East, W.M., not included in the property formerly owned by School District #67 and more particularly described as follows:

Beginning at the aforesaid point, which is South $58^{\circ}21'50''$ East 1,327.0 feet from the Northwest corner of the Southwest $\frac{1}{4}$ of Section 17; thence North $65^{\circ}15'$ West 180.8 feet; thence North $49^{\circ}15'$ West 225.5 feet; thence North $18^{\circ}44'$ West 190.9 feet; thence North $55^{\circ}43'$ West 138.8 feet; thence North $1^{\circ}34'$ West 110.9 feet to a point on the center line of Montborne-McMurray Road which point is the P.C. of a 5° curve to the right.

PARCEL "B":

That portion of Lot 1, Short Plat No. 95-008 recorded in Volume 13 of Short Plats, pages 20-21 (inclusive), under Skagit County Auditor's File No. 9707150040, being in portions of the Northwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of Section 17, Township 33 North, Range 5 East, W.M., lying Southeasterly of the following described line:

Commencing at the Easterly most corner common to Lots 1 and 4 of said Short Plat No. 95-008, also being a point on the Westerly margin of the Northern Pacific Railroad right-of-way and being on the East-West center line of said Section 17, Township 33 North, Range 5 East, W.M.; thence South $89^{\circ}23'42''$ West along said line common to said Lots 1 and 4, also being the East-West centerline of said Section 17 for a distance of 409.92 feet and being the true point of beginning of said line description; thence South $57^{\circ}24'07''$ West for a distance of 744.49 feet, more or less, to the Southwesterly line of said Lot 1, Short Plat No. 95-008 being on the agreement line between Thomas and Lindquist per Boundary Line Adjustment Deeds recorded under Skagit County Auditor's File Nos. 9410050066 and 9410050067 and being the terminus of said line description.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS EGRESS AND UTILITIES
RECORDED AS AUDITOR'S FILE NUMBER 20111180061



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LPB 10-05(i-l)
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EXHIBIT "B"

A. RESERVATION CONTAINED IN DEED:

Executed by: Emil A. and Bertha J. Theiler, husband and wife
Recorded: August 12, 1958
Auditor's No.: 569008
As Follows: Reservation of half of all oil, coal, mineral rights and the right to explore for and mine the same

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

Name: Short Plat No. 95-008
Recorded: July 15, 1997
Auditor's No.: 9707150040

C. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: March 29, 2007
Auditor's No.: 200703290129

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Evelyn Lindquist
And: Kenneth N. and Ruth M. Thomas
Dated: September 21, 1994
Recorded: October 5, 1994
Auditor's No.: 9410050066 and 9410050067
Regarding: Boundary Line Adjustment Agreement
Affects: Parcel "B"



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E. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200704040083.

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: January 15, 2008
Auditor's No.: 200801150082
Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

G. Homeowner's Maintenance Agreement as recorded on June 17, 1997, under Auditor's File No. 9706170086.

H. Homeowner's Maintenance Agreement as recorded on July 15, 1997, under Auditor's File No. 9707150041.

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Recorded: October 7, 1924
Auditor's No. 177766
Purpose: Road
Area Affected: Portion of subject property and other property



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