

When recorded return to:

Mr. and Mrs. Jerry Highet
10907 Samish Beach Lane
Bow, WA 98232



201201230083

Skagit County Auditor

1/23/2012 Page

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4 3:57PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 141075-OE

Grantor: Patrick K. Mullen and Cheryl R. Mullen
Grantee: Jerry Highet and Shellie D. Eubanks-Highet
LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR PATRICK K. MULLEN and CHERYL R. MULLEN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JERRY HIGHET and SHELLIE EUBANKS-HIGHET, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Tr. A, SP 57-75; Ptn Gov. Lot 1, 26-36-2 E W.M. TGW Tdlds.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 360226-0-033-0106, P47144, 360226-0-049-0108, P47163

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 141075-OE.

Tax Parcel Number(s): 360226-0-033-0106, P47144, 360226-0-049-0108, P47163

Dated January 13, 2012

Patrick K. Mullen

Cheryl R. Mullen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012154
JAN 23 2012

Amount Paid \$ 13,355.00
By AKAM Deputy
Skagit Co. Treasurer

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Patrick K. Mullen is the person(s) who appeared before me, and said person(s) acknowledged 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.

Dated: 1/17/12

Cindy L. Frydenlund IN GREG AGUERA
Notary Public in and for the State of Washington HANDII
Residing at Mount Vernon PAID
My appointment expires 2/15/14

Doc. Date: 1/17/12 # Pages: ONE
GREG AGUERA, Notary Public, Second Circuit

Doc. Description: STATUTORY
WARRANTY DEED

Notary Signature

Date 1/17/12

EXHIBIT A

That portion of Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of said Section 26;

thence North $1^{\circ}42'41''$ East along the East line of said Government Lot 1 of Section 26, 857.12 feet;
thence at right angles to said East line North $88^{\circ}17'19''$ West 527.00 feet to an intersection with the East line of that certain tract of land conveyed to Nellie Flynn by instrument dated June 14, 1947 and filed June 23, 1947, under Skagit County Auditor's File No. 405861, said intersection being the true point of beginning;

thence continue North $88^{\circ}17'19''$ West 75.00 feet;

thence North $1^{\circ}42'41''$ East parallel with said East line of Nellie Flynn Tract, 220 feet, more or less, to the line of ordinary high tide;

thence Easterly along said line of ordinary high tide 75 feet, more or less, to an intersection with said East line of the Nellie Flynn Tract;

thence Southerly along said East line 230 feet, more or less, to the true point of beginning.

(Said tract also known as Tract "A" in that certain Short Plat No. 57-75, approved January 15, 1976 and recorded January 16, 1976, in Volume 1 of Short Plats, page 97, under Auditor's File No. 828754.)

TOGETHER WITH that portion of the tidelands of the second class in front of, adjacent to, and abutting on the above described tract, lying Easterly of the Northerly extension of the West line of said above described tract and lying Westerly of the East line of the East 150 feet of the West 817.67 feet of said Government Lot 1, EXCEPT any portion thereof lying within a tract conveyed October 15, 1901 by the State of Washington to Jno. Earls by Bush Act Oyster Lands deed recorded November 9, 1942, in Volume 187 of Deeds, page 427, EXCEPT mineral rights as reserved in deed recorded June 14, 1943, under Auditor's File No. 363097.

TOGETHER WITH that certain non-exclusive easement for ingress and egress over and across a 10 foot existing road, which road runs in a Westerly direction from the North line of the H. R. Roney Road No. 295 to the base of a hill;

thence in an Easterly direction to the West line of that certain tract conveyed to Nellie Flynn by instrument dated June 14, 1947 and recorded June 23, 1947, under Skagit County Auditor's File No. 405861, as more fully set forth in that certain "Stipulation and Decree" entered April 14, 1965 in Skagit County Superior Court Cause No. 26747, and also

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities described as follows:

Beginning at the Southwest corner of that certain parcel of land conveyed to Robert Douglas Green by Deed recorded June 21, 1968, under Auditor's File No. 714999;

thence South $88^{\circ}17'19''$ East along the South line of said Green Tract 60 feet to the Southeast corner thereof;

thence continue South $88^{\circ}17'19''$ East 75.00 feet to a point on the West line of the above described tract of land which point is North $1^{\circ}42'41''$ East 20.00 feet from the Southwest corner thereof;

thence South $1^{\circ}42'41''$ West along said West line and line extended, 40.00 feet;



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DESCRIPTION CONTINUED:

thence North 88°17'19" West along a line that is parallel to and 40 feet South of the first two described courses in this easement description, 135.00 feet to an intersection with the West line of said tract of land conveyed to Nellie Flynn by instrument dated June 14, 1947 and filed June 23, 1947, under Skagit County Auditor's File No. 405861;

thence North 1°42'41" East along said West line, 40.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

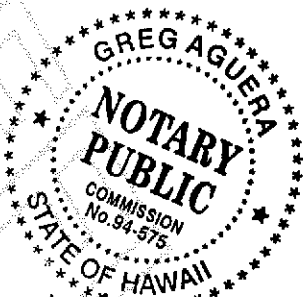


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State of HAWAII
County of MAUI } SS:

I certify that I know or have satisfactory evidence that Cheryl R. Mullen is the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/17/12



GREG AGUERA
Notary Public in and for the State of HAWAII
Residing at: PAIA
My appointment expires: 10/6/14

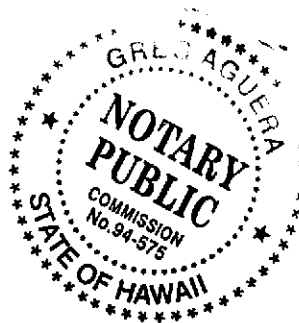
Doc. Date: 1/17/12 # Pages: THREE

GREG AGUERA, Notary Public, Second Circuit

Doc. Description: STATUTORY

WARRANTY DEED

GREG AGUERA 1/17/12
Notary Signature Date



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