

When recorded return to:

Mr. and Mrs. Jeffrey J. Hughes
20992 Hermway Heights Road
Mount Vernon, WA 98274



201203230031

Skagit County Auditor

3/23/2012 Page 1 of 3 9:47AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 141565-OE

Grantor: **Rand N. Johnson**
Grantee: **Jeffrey J. Hughes and Janis M. Hughes**

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR RAND JOHNSON, a single man on February 13, 1989, date of acquiring title, and at all times since for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JEFFREY HUGHES and JANIS HUGHES, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SW 1/4 Of NW 1/4, 12-33-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 330312-2-006-0103, P15779

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. 141565-OE.

Dated March 19, 2012

Rand N. Johnson
Rand N. Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012 771

MAR 23 2012

Amount Paid \$ 183.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Rand N. Johnson** the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 21 2012

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014

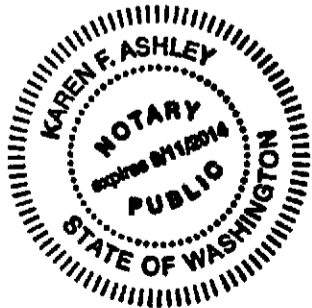


EXHIBIT A

Schedule "A-1"

141565-OE

DESCRIPTION:

PARCEL "A":

A tract of land in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 12, Township 33 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said Southwest $\frac{1}{4}$;
thence South 20 feet;
thence East 386 feet and parallel with the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence South 200 feet;
thence East 462.4 feet;
thence North 220 feet;
thence West along the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 848.4 feet to the point of beginning,

EXCEPT the North 20 feet of the West 386 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

TOGETHER WITH an easement for road purposes over, under and across a strip of land 24 feet in width, the centerline of which is described as follows:

Beginning 12 feet East of the Northwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 12;
thence South $1^{\circ}43'$ West parallel to the West line of said Section, a distance of 261.5 feet;
thence on a curve to the left having a radius of 47.75 feet, a distance of 71.3 feet;
thence South $83^{\circ}52'$ East 64.6 feet;
thence on a curve to the left having a radius of 286.48 feet, a distance of 122.8 feet;
thence North $71^{\circ}34'$ East 158.1 feet to a point on the West line of a tract conveyed to Skagit County by deed recorded in Volume 82 of Deeds, page 86, records of Skagit County, Washington, which said point is North $1^{\circ}00'$ East 47.1 feet from the Southwest corner of such tract.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

AND TOGETHER WITH a perpetual, non-exclusive easement for ingress, egress and utilities; over, across and under the following described tract:

That portion of Tract A, Skagit County Short Plat No. 5-80, approved May 1, 1980 and recorded on May 2, 1980, in Volume 4 of Short Plats, page 75, under Auditor's File No. 8005020015, records of Skagit County, Washington, being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 12, Township 33 North, Range 3 East, W.M., said portion being described as follows:



DESCRIPTION:

PARCEL "C" continued:

Beginning at the Southwest corner of said Tract A; Thence North 89°54'36" East 67.10 feet along the South line of said Tract A; Thence North 81°36'48" West 67.84 feet to the West line of said Tract A at a corner of the "Easement for Ingress, Egress and Utilities For Tract A and Exception (2), SP 5-80" as shown in Tract 3, of Skagit County Short Plat No. PL04-0614, approved January 16, 2008 and recorded on January 18, 2008 under Auditors File No. 200801180156, records of Skagit County, Washington, being a portion of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4, Section 12, Township 33 North, Range 3 East, W.M.; Thence South 00°05'24" East 10.00 feet along said West Line and "Easement" line to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

AND TOGETHER WITH that easement for ingress, egress and utilities delineated on the face of that Survey recorded October 19, 2009, under Auditor's File No. 200910190111, as "Easement for Ingress, Egress and Utilities For Tract A and Exception (2), SP 5-80", said easement lying within Tract 3, of Skagit County Short Plat No. PL04-0614, approved January 16, 2008 and recorded on January 18, 2008 under Auditors File No. 200801180156, records of Skagit County, Washington, being a portion of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4, Section 12, Township 33 North, Range 3 East, W.M.;

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor