



201207050017
Skagit County Auditor

7/5/2012 Page 1 of 5 11:00AM

After recording, return to:

FURLONG BUTLER Attorneys
825 Cleveland Avenue
Mount Vernon, Washington 98273

LAND TITLE OF SKAGIT COUNTY STATUTORY WARRANTY DEED

141342.0

Reference Number(s) of Documents assigned or released: n/a
Assessor's Parcel/Tax I.D. Number: 350623-0-003-0805 (P41870)
Abbreviated Legal: Lot 6, SP 514-80, Wild Bird Estates; Ptn Gov. Lot 3,23-35-6 E W.M.

THE GRANTOR(S), MICHAEL JUNGERS, SHARON YVONNE JUNGERS, ROBERT JUNGERS and SALLY NIVER, each as to an undivided 25% interest, each as their separate property, in and for consideration of Ten Dollars (\$10.00) and other consideration in hand paid, conveys and warrants to **GRANTEE(S)**, SKAGIT LAND TRUST, a Washington non-profit corporation, the following described real property:

Lot 6 of that certain 5 acre Parcel Map No. 514-80, entitled "Wild Bird Estates", recorded November 6, 1980, under Auditor's File No. 8011060001, in Volume 4 of Short Plats, page 197, records of Skagit county, Washington; being a portion of Government Lot 3 of Section 23, Township 35 North, Range 6 East, W.M.,

TOGETHER WITH a non-exclusive easement primarily 60 feet in width for ingress, egress and utilities over and across those certain strips of land delineated on the face of Surveys recorded January 4, 1980 and September 25, 1980, under Auditor's File Nos. 8001040030 and 8009250002, in Volume 2 of Surveys, page 212, in Volume 3 of Surveys, page 67, respectively, records of Skagit County, Washington, as access and utility easements;

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across Tract 1 of said Surveys to provide access to the community recreational area designated as Tract 8 of Survey recorded under Auditor's File No. 8001040030, and as said easement is reserved in instrument recorded under Auditor's File no. 8002140058, and as said easement was amended under Auditor's File No. 9307090119, records of Skagit County, Washington;

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121991

JUL 05 2012

Amount Paid \$ 2408.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

