

When recorded return to:
Hardip Kaur
4562 Wynn Rd, Ste C2
Bellingham, WA 98226



201209190131
Skagit County Auditor

9/19/2012 Page 1 of 4 3:29PM

Filed for record at the request of:



1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 245351538

CHICAGO TITLE
620016758

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher J. Hayes, a single man

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Hardip Kaur, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACH EXHIBIT "A and B"

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): PTN GOV. LOT 4 13-34-09

Tax Parcel Number(s): P30936/34091300050001

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122959
SEP 19 2012

Amount Paid \$ 361.⁰⁰
Skagit Co. Treasurer
BY *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 15, 2012

Christopher J Hayes
Christopher J Hayes

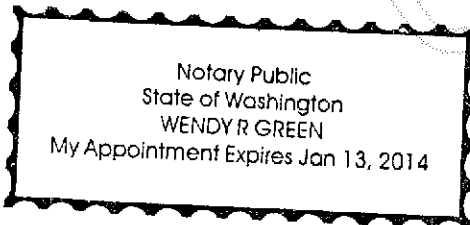
State of WA

County of Snohomish

I certify that I know or have satisfactory evidence that Christopher J. Hayes is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this of instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-17-12

Wendy B Green
Name: Wendy B Green
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: Jan 13 2014



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EXHIBIT "A"

For APN/Parcel ID(s): P30936/340913-0-005-0001

That portion of Government Lot 4, Section 13, Township 34 North, Range 9 East, W.M., lying Westerly of the county highway being more particularly described as follows:

Beginning at the intersection of the North line of said Government Lot 4 with the Westerly boundary of said county highway, said point being on curve of said county highway, the radius point of said curve bears North 57 degrees 25'41" East, a distance of 3859.73 feet;

Thence Southeasterly along said curve to the left through a central angle of 2 degrees 52'15" an arc distance of 193.39 feet;

Thence continue along said curve to the left through a central angle of 1 degree 4'26" an arc distance of 72.34 feet to the P.T. of said curve;

Thence South 36 degrees 31'00" East along the West boundary of said county highway a distance of 486.58 feet to the TRUE POINT OF BEGINNING;

Thence continue South 36 degrees 31'00" East along said county highway a distance of 525 feet;

Thence South 53 degrees 29' West a distance of 158 feet to the ordinary high-water line of the Sauk River;

Thence Northwesterly along said ordinary high-water line a distance of 525 feet, more or less, to a point which bears South 53 degrees 29' West from the true point of beginning;

Thence North 53 degrees 29' East a distance of 183 feet to the true point of beginning.

(Being known as Lot 4 of Short Plat No. 48-74, approved September 6, 1974 and recorded under Auditor's File No. 806909).

EXCEPT any portion thereof lying within that certain tract of land conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 527164.

Situated in Skagit County, Washington.



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EXHIBIT "B"

SPECIAL EXCEPTIONS.

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SHORT PLAT NO. 48-74:
Recording No: 806909
2. Notice contained in deed
Recording Date: December 7, 1990
Recording No.: 9012070027
As Follows:
"This property is located within the 100 year floodplain or floodway and may or may not be periodically inundated by water."
3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.



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