

AFTER RECORDING MAIL TO:

John Arden and Kayla Arden
2758 Sandy Drive
Camano Island, WA 98282



201211020062
Skagit County Auditor

11/2/2012 Page 1 of 3 10:28AM

CHICAGO TITLE

STATUTORY WARRANTY DEED

Escrow No. 12100229NS
Title Order No. 620017054 ✓

THE GRANTOR(S) Frank H. Bryson, a married man

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to John Arden and Kayla Arden, Husband and Wife as to a 50% interest and John Allen and Elizabeth Allen, Husband and Wife, as to a 50% interest

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

See Exhibit 'A' attached

Abbreviated Legal: (Required is full legal not inserted above) PTN SW SW, 20-33-10

Tax Parcel Number(s): P18701/331020-0-013-0000

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 620017054, issued by Chicago Title Company, and set forth in Exhibit "B" attached hereto and by this reference made a part thereof.

Dated: October 16, 2012

Frank H. Bryson
Frank H. Bryson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123508
NOV 02 2012

STATE OF Washington)
) ss.
COUNTY OF SNOHOMISH

Amount Paid \$ 539.⁰⁰
Skagit Co. Treasurer
By mem Deputy

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

Dated: 18th day of October, 2012

Norma Jean Syrie
Norma Jean Syrie
Notary Public in and for the State of Washington
residing at Arlington
My Commission Expires: 01/01/15

NORMA J SYRIE
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires January 1 2015

EXHIBIT "A"

Beginning at the Southwest corner of Section 20, Township 33 North, Range 10 East, W.M.;

Thence North 776.3 feet;

Thence East 470 feet to the true point of beginning;

Thence East 850 feet;

Thence Northerly 200 feet;

Thence North 26 degrees West 382 feet;

Thence West 684 feet;

Thence South 543.7 feet to the true point of beginning.

EXCEPT right-of-way for State Route 530 and Christian Camp Road (also known as East Sauk Road No. 551).

Situated in Skagit County, Washington.



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EXHIBIT "B"

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 11, 1922
Auditor's No(s): 157619, records of Skagit County, Washington
In favor of: City of Seattle
For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 25, 1937
Auditor's No(s): 295894, records of Skagit County, Washington
In favor of: City of Seattle
For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument(s);
Auditor's No(s): 10910, records of Skagit County, Washington
In favor of: City of Seattle
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

An irregular strip or parcel of land over and across the Southwest Quarter of the Southwest Quarter, Section 20, Township 33 North, Range 10 East of the Willamette Meridian. Said irregular strip or parcel of land is more particularly described as follows:

All that portion of the Southwest Quarter of the Southwest Quarter of Section 20, Township 33 North, Range 10 East of the Willamette Meridian, and the Northwest Quarter of the Northwest Quarter of Section 29, Township 33 North, Range 10 East of the Willamette Meridian, lying between the West line of said Southwest Quarter of the Southwest Quarter of said Section 20 and the West line of the said Northwest Quarter of the Northwest Quarter of said Section 29 and a line lying parallel with, East of, and distant 187.5 feet from, as measured at right angles to, the center line of the survey of the City of Seattle's Skagit River transmission system as the same is now staked upon the ground.

Exceptions and reservations as contained in instrument;
Recorded: December 28, 1899
Auditor's No.: Volume 38 of Deeds, page 260, records of Skagit County, Washington
As Follows: All mineral rights on the Southwest Quarter of the Southwest Quarter of Section 20, except 20.44 acres, and on the Northwest Quarter of the Northwest Quarter of said Section 29

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of Washington
Purpose: For maintenance along the west bank of the Sauk River, ingress, egress and all project related purposes
Recording Date: February 15, 1995
Recording No.: 9502150079

This instrument supersedes and declares Null and void that easement under Auditor's File No. 8808220003.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of Washington
Purpose: Placing personnel and equipment to install and maintain grade controls that will enable fish to pass through the culvert and for the purpose of installing and maintaining rip rap along the creeks embankment
Recording Date: February 5, 1996
Recording No.: 9602050097

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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