



201212180107
Skagit County Auditor

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WHEN RECORDED RETURN TO
MONIKA L. MACGUFFIE
11571 BLUE HERON ROAD
BOW, WASHINGTON 98232

CHICAGO TITLE 620017120



CHICAGO TITLE COMPANY

1352239

STATUTORY WARRANTY DEED

THE GRANTOR(S)

WILLIAM LOUGHRIN OF LOUGHRIN & COMPANY, CERTIFIED PUBLIC ACCOUNTANTS, AS TRUSTEE OF THE
DECEDANT'S TRUST UNDER THE W. E. COLVIN AND JOAN MCC. COLVIN TRUST U/D/T DATED NOVEMBER 11,
1986, F/B/O W. E. COLVIN AND JOAN MCC. COLVIN

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

MONIKA L. MACGUFFIE, AN UNMARRIED WOMAN AND MILES HUNTER, AN UNMARRIED MAN

MLM

MH

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

AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20124044

DEC 18 2012

Amount Paid \$ 9350.⁰⁰
Skagit Co. Treasurer
By *MLM* Deputy

PTN GOV LOT 1 25-36-02

Tax Account Number(s):

P47030/360225-0-068-0006 AND P47078/360225-0-116-0008

Dated: DECEMBER 6, 2012

William Loughrin
WILLIAM LOUGHRIN

Trustee

LPB10/KLC/052006

STATE OF WASHINGTON
SNOHOMISH

ss

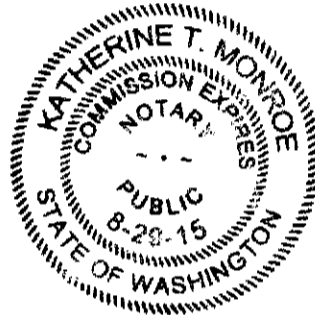
COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM LOUGHRIN, OF LOUGHRIN & COMPANY, CERTIFIED PUBLIC ACCOUNTANTS, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS TRUSTEE OF THE DECEDENT'S TRUST UNDER THE W. E. COLVIN AND JOAN MCC. COLVIN TRUST U/D/T DATED NOVEMBER 11, 1986, F/B/O W. E. COLVIN AND JOAN MCC. COLVIN TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: DECEMBER 6th, 2012


NOTARY SIGNATURE

PRINTED NAME: Katherine T Monroe
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Lynnwood
MY APPOINTMENT EXPIRES 8-29-15



NOTARY/RDA/092100



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CHICAGO TITLE COMPANY

EXHIBIT A

Escrow No.: 1352239

LEGAL DESCRIPTION

The land referred to is situated in the State of Washington, County of SKAGIT, and is described as follows:

PARCEL A:

That portion of Government Lot 1, Section 25, Township 36 North, Range 2 East of the Willamette Meridian, embraced within the following described boundaries to-wit:

Beginning at a point which bears from the Southwest corner of said lot, North 00°19' East 1,010 feet;
thence South 89°41' East 400 feet;
thence South 89°16' East 1,014 feet;
thence from said point of beginning run South 70 feet;
thence South 89°16' East 50 feet;
thence North to the shore of Bellingham Bay;
thence Westerly along the shore of Bellingham Bay to a point due North of the point of beginning;
thence South to point of beginning;

TOGETHER WITH tidelands of the second class in front of, adjacent to and abutting on said premises.

Situated in Skagit County, Washington.

PARCEL B:

An easement for road purposes over and across the following described strip of land:

That portion of Government Lot 1, Section 25, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of said lot, 940 feet North of the Southwest corner of said Lot;
thence South 89°41' East, 400 feet;
thence South 89°16' East, 1,250 feet;
thence South 50 feet;
thence North 89°16' West to the West line of said lot;
thence North to the place of beginning.

Situated in Skagit County, Washington.



CHICAGO TITLE COMPANY

EXHIBIT B

Escrow No.: 1352239

Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: December 21, 1915
Auditor's No.: 111204, records of Skagit County, WA
For: Private road

The exact location and extent of said easement is not disclosed of record.

Exceptions and reservations as contained in Deed
From: The State of Washington
Recorded: September 3, 1948
Auditor's No.: 422429, records of Skagit County, WA
As follows:

Excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., together with right to enter upon said lands for purpose of opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made by the State, its successors or assigns for full payment of all damages sustained from such entry

Agreement, including the terms and conditions thereof, entered into
By: Skagit County
And between: John Mc C. Colvin
Recorded: June 13, 1989
Auditor's No.: 8906130017, records of Skagit County, WA
Providing: Sand filter sewage system installation

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: August 18, 1992
Recording No.: 9208180081
Matters shown: A fence located upon property appurtenant on the West by approximately 3.2 feet and a fence located along the Easterly line of said premises.

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.

EXHIBIT/RDA/0999



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