

When recorded return to:

Mr. and Mrs. Brian J. Barney
28085 Minkler Road
Sedro Woolley, WA 98284



201301170099
Skagit County Auditor

1/17/2013 Page 1 of 3 3:38PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-03590-12

Grantor: Arnold E. Soderberg
Grantee: Brian J. Barney and Deborah L. Barney

Tax Parcel Number(s): 350514-0-018-0008/P39055

Abbreviated Legal: PTN NW, 14-35-05

CHICAGO TITLE
620016839

Statutory Warranty Deed

THE GRANTOR Arnold E. Soderberg, a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian James Barney and Deborah L. Barney, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

FOR FULL LEGAL SEE ATTACHED EXHIBIT "A" Ptn. NW 14-35-5

SUBJECT TO: SEE EXHIBIT B ATTACHED

Tax Parcel Number(s): 350514-0-018-0008/P39055

Dated 1-15-13

Arnold E. Soderberg
Arnold E. Soderberg

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013181

JAN 17 2013

Amount Paid \$ 2354.00
Skagit Co. Treasurer
By MG Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that

is/are the person(s) who appeared before me, and said person(s) acknowledged that
he she / they signed this instrument and acknowledge it to be his her / their
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/15/13

Kelli Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2013



EXHIBIT A

That portion of the Northwest Quarter of Section 14, Township 35 North, Range 5 East of the Willamette Meridian; described as follows:

Beginning at a point 866.3 feet South and 359.4 feet East of the Northwest corner of Section 14, Township 35 North, Range 5 East of the Willamette Meridian;
thence South parallel with the West line of Section 14, Township 35 North, Range 5 East of the Willamette Meridian, to the North boundary line of the paved highway as conveyed to Skagit County for road purposes by Deed dated August 23, 1905 and recorded August 26, 1905 under Auditor's File No. 53277, records of Skagit County, Washington;
thence in an Easterly direction along said highway to a point which is 522 feet East of the West line of Section 14, Township 35 North, Range 5 East of the Willamette Meridian;
thence North to a point due East of the place of beginning;
thence West to the place of beginning;

EXCEPT right-of-way conveyed to Puget Sound & Baker River Railway Company, under Deed recorded July 30, 1907 in Volume 62 of Deeds, page 605, records of Skagit County, Washington;

AND EXCEPT that portion, if any, lying within that last tract conveyed to James E. Foster and Sally R. Foster by Deed dated March 19, 1970 and recorded March 25, 1970 under Auditor's File No. 737287, records of Skagit County, Washington;

Situated in Skagit County, Washington.



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EXHIBIT B

SPECIAL EXCEPTIONS

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: June 15, 1925
Recording No.: 184836

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

Granted to: Bethel Corporation
Purpose: Pipelines
Recording Date: August 11, 1965
Recording No.: 671063



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