

When recorded return to:  
Chris Hopley and Brooke McCully  
14107 Avon Allen Road  
Mount Vernon, WA 98273



201304080249  
Skagit County Auditor

4/8/2013 Page 1 of 5 1:50PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620018055

CHICAGO TITLE

620018055

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jamie R. Lloyd and Michael I. Lloyd, wife and husband  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Chris Hopley and Brooke McCully, Husband and Wife

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

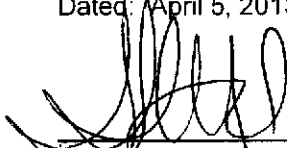
Ptn Gov. Lot 2 13-34-3 Tax/Map ID(s): P21688

Tax Parcel Number(s): 340313-0-024-0004, P21688

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 5, 2013

  
\_\_\_\_\_  
Jamie R. Lloyd

  
\_\_\_\_\_  
Michael I. Lloyd

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013/208

APR 08 2013

Amount Paid \$ 3440.40  
Skagit Co. Treasurer  
By *Mmm* Deputy

STATUTORY WARRANTY DEED  
(continued)

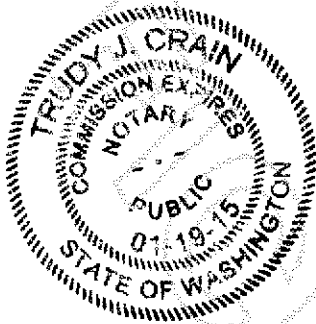
State of Wash

County of Skagit

I certify that I know or have satisfactory evidence that

Jamie E Lloyd & Michael Lloyd  
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: 4-8-13



Name: Trudy J. Crain  
Notary Public in and for the State of Wash  
Residing at: askin  
My appointment expires: 1-19-15



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**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 340313-0-024-0004**  
**Tax Map ID(s): P21688**

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That portion of the following described Parcel "A", Parcel "B", Parcel "C", Parcel "D", and Parcel "E" in Government Lot 2 of Section 13, Township 34 North, Range 3 East, W.M., lying Westerly of the following described line:

Beginning at a point on the West line of said Government Lot 2 that is South 00° 36' 00" West 640 feet from the Northwest corner of said Section 13;

Thence continue South 89° 24' 00" East 278.66 feet along the North lines of Lots 1 and 2, Short Plat No. 90-57, Approved March 6, 1991, and recorded in Book 9 of Short Plats, Page 325, under Auditor's File No. 9103070022, Records of Skagit County, Washington, and North lines extended, to the true point of beginning of said line;

Thence North 00° 36' 00" East 411.52 feet to the South line of the following described exception from said Parcels "D" and "E" and the terminus of said line.

Subject to and together with an easement for ingress, egress and utilities as shown on boundary line adjustment record of survey map recorded under Auditor's File No. 200909170010, Records of Skagit County, Washington.

**Parcel "A":**

Beginning at a point 540 feet South of the Northwest corner of said Section 13; Thence East, 412.5 feet; Thence South, 100 feet; Thence West, 412.5 feet; Thence North to the point of beginning, except County Road along the West line thereof.

**Parcel "B":**

Beginning at a point 25 Rods South and 25 Rods and 5 inches East of the Northwest corner of said Government Lot 2; Thence South 12 Rods and 13 inches; Thence East to the West Bank of the Skagit River; Thence Northerly along the West Bank of the Skagit River to a point East of the point of beginning; Thence West to the point of beginning, except the Easter portion thereof as condemned by drinking district No. 12, in the superior court of the State of Washington for the County of Skagit under Cause No. 3133.

**Parcel "C":**

Beginning at a point 13 rods East of the County Road and 26 rods South of the North line of said Government Lot 2; Thence East to a point 25 rods East of the West line of said Government Lot 2; Thence South 111 feet, more or less, to the Northeast corner of the certain tract conveyed to William D. Sage, et ux, by deed dated September 14, 1948, filed October 6, 1948, as File No. 423657, and recorded in Volume 230 of Deeds Page 166; Thence West along the North line of said Sage tract to a point that is 13 rods East of the East line of the County Road, Thence North, 111 feet, more or less, to the point of beginning, except that portion lying West of the East line of those premises conveyed to Donald Nystrom, et ux, by deed dated May, 22, 1963, filed May 23, 1963 as File No. 636344.

**Parcel "D":**

Beginning at a point 292 feet East of Northwest corner of Government Lot 2 in Section 13, Township 34 North, Range 3 East, W.M.; Thence South 152.50 feet to the true point of beginning; Thence West parallel with the North line of said Government lot to the East line of the County Road; Thence South 62 feet, more or less, to the Northwest corner of a tract deeded to Everett O. Fuller, et ux, by deed dated March 19, 1963 recorded March 21, 1963, as Auditor's File No. 633551, said point being 221.5 feet South of the North line of said Subdivision; Thence East along the North line of said Fuller tract to a point 214.5 feet East of the West line of said Lot 2; Thence South parallel to the West line of said Lot



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**EXHIBIT "A"**  
**Legal Description**

2; Thence South parallel to the West line of said Lot 2, 207.5 feet; Thence East, 20 feet, more or less, to a point 214.5 feet East of the East line of the County Road along the West line of said Subdivision; Thence South to a point 540 feet South of the North line of said Subdivision; Thence East to a point South of the true point of beginning; Thence North to the true point of beginning.

Parcel "E":

Beginning at a point 31 Rods East and 26 Rods South of the Northwest corner of said Government Lot 2; Thence North, 200 feet; Thence West, 228 feet, more or less, to the East line of those Premises conveyed to Donald Nystrow, et ux, by deed dated May 22, 1963, filed May 23, 1963, as File No. 636344; Thence South along the East line of said Nystrom Premises, 200 feet to a point West of the point of Beginning; Thence East, 228 feet, more or less, to the point of beginning.

Except from Parcels "D" and "E" the following described Tract:

That portion of Government Lot 2, Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point 292 feet East of the Northwest corner of said Government Lot 2; Thence South, 152.5 feet to the true point of beginning; Thence West parallel with the North line of said Government Lot to the East line of the County Road; Thence South, 75 feet along said County Road; Thence East parallel with the North line of said Government lot to a point 75 feet South of the true point of beginning; Thence North to the true point of beginning.

(Also known as Lot BLA-1 of Boundary Line Adjustment, as approved August 11, 2009 and recorded September 17, 2009 under Auditor's File No. 200909170010, records of Skagit County, Washington.)

Situate in the County of Skagit, State of Washington.



**EXHIBIT "B"**  
**Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Anacortes, a Municipal Corporation of the State of Washington  
Purpose: Not described  
Recording Date: June 24, 1931  
Recording No.: 244275  
Affects: Portion of subject property
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Public Utility District No. 1 of Skagit County, Washington  
Purpose: Pipe line  
Recording Date: February 24, 1964  
Recording No.: 647073
3. Regulatory Notice/Agreement that may include Covenants, Conditions and Restrictions thereof by:  
  
Recording Date: May 18, 2007  
Recording No.: 200705180122  
Regarding: Shoreline Substantial Development
4. Lot Certification and the Terms and Conditions thereof:  
  
Recording Date: March 31, 2008  
Recording No.: 200803310176
5. 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 Boundary Line Adjustment :  
  
Recording No: 200909170010
6. City, county or local improvement district assessments, if any.

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

