

When recorded return to:

Ms. Karren Richeson  
16567 Green Lane  
Burlington, WA 98233



201304180089  
Skagit County Auditor

4/18/2013 Page 1 of 2 12:31PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 146111-SE

Grantor: Donald L. Herbaugh and Helen E. Herbaugh  
Grantee: Karren Richeson

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR DONALD L. HERBAUGH and HELEN E. HERBAUGH, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Karren Richeson, a married woman as her separate estate (not primary residence) the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SW 1/4 Of SE 1/4, 3-34-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340303-4-004-0002, P21093 IOP

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 146111-SE.

Tax Parcel Number(s): 340303-4-004-0002, P21093 IOP

Dated April 16, 2013

Donald L. Herbaugh  
Donald L. Herbaugh

Helen E. Herbaugh  
Helen E. Herbaugh

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013 1366

APR 18 2013

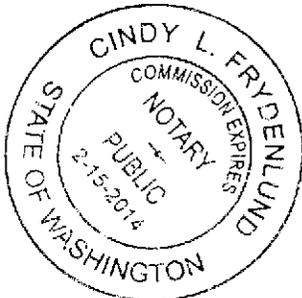
Amount Paid \$ 3965.50  
Skagit Co. Treasurer  
By KLC Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Donald L. Herbaugh and Helen E. Herbaugh 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: 4-16-13

Cindy L. Frydenlund  
Notary Public in and for the State of Washington  
Residing at Wt Vernon  
My appointment expires: 2-15-14



## EXHIBIT A

### DESCRIPTION:

That portion of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 3, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 3;  
thence South  $0^{\circ}07'49''$  West (called South  $1^{\circ}04'30''$  East in previous descriptions) along the West line of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  for a distance of 266.50 feet, more or less, to the South line of the North 266.38 feet (as measured perpendicular to and parallel with the North line) of said subdivision;  
thence South  $88^{\circ}12'59''$  East (called South  $89^{\circ}24'00''$  East in previous descriptions) along said South line for a distance of 260.25 feet, more or less, to the East line of the West 260.25 feet (as measured along the North line) of said subdivision;  
thence continue South  $88^{\circ}12'59''$  East for a distance of 118.07 feet;  
thence South  $0^{\circ}07'49''$  West for a distance of 231.57 feet to the true point of beginning;  
thence South  $79^{\circ}50'58''$  West for a distance of 23.09 feet;  
thence South  $9^{\circ}00'33''$  East for a distance of 107.90 feet;  
thence South  $18^{\circ}50'28''$  East for a distance of 166.19 feet, more or less, to the Northerly right-of-way margin of Ovenell Road (being 15 feet Northwesterly from the as-constructed roadway centerline);  
thence North  $58^{\circ}58'48''$  East along said Northerly right-of-way margin of Ovenell Road for a distance of 196.22 feet;  
thence North  $8^{\circ}05'19''$  West for a distance of 202.31 feet, more or less, to a point bearing North  $79^{\circ}50'58''$  East from the true point of beginning;  
thence South  $79^{\circ}50'58''$  West for a distance of 187.85 feet, more or less, to the true point of beginning.

EXCEPT from all the above roads, ditches and rights-of-way thereof.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes, and other instruments of record.



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