

When recorded return to:

TAGGART SCHOENROCK
2004 WEST GORDON AVENUE
SPOKANE, WA 99205



Skagit County Auditor \$74.00
6/10/2013 Page 1 of 3 3:45PM

Filed for Record at Request of
WHATCOM LAND TITLE CO., INC.
Escrow Number: W-115705

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

145647-0

Grantor: RALPH WEICHE and DORTHE LETH

Grantee: TAGGART SCHOENROCK and DANNIELLE SCHOENROCK

THE GRANTORS RALPH WEICHE and DORTHE LETH, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TAGGART SCHOENROCK and DANNIELLE SCHOENROCK, husband and wife the following described real estate, situated in the County of SKAGIT, State of Washington

Abbreviated Legal: A PTN OF NW ¼ OF SE ¼ & SW ¼ OF SE ¼, 22-36-3 E W.M.

For Full Legal See Attached Exhibit "A"

SEE ATTACHED EXHIBIT "B" FOR EXCEPTIONS

Tax Parcel Number(s): Parcel ID: P119253, Xref ID: 360322-4-002-0300

Dated May 30, 2013

RALPH WEICHE

DORTHE LETH

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

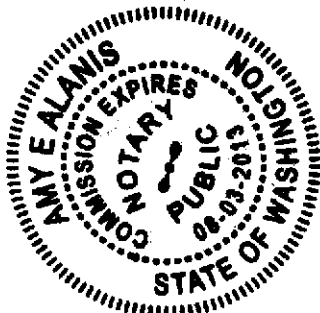
2013 2164
JUN 10 2013

Amount Paid \$ 4,010.00
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that RALPH WEICHE and DORTHE LETH 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: June 6, 2013



AMY E. ALANIS
Notary Public in and for the State of WASHINGTON
Residing at BELLINGHAM
My appointment expires: 8/03/2015

EXHIBIT A

DESCRIPTION:

That portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ (center of Section 22);
thence South $89^{\circ}34'13''$ East, 1,331.33 feet along the North line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the Northeast corner thereof;
thence South $0^{\circ}35'25''$ East, 459.04 feet along the East line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the true point of beginning;
thence continue South $0^{\circ}35'25''$ East, 848.01 feet along said East line to the Southeast corner thereof;
thence continue South $0^{\circ}35'25''$ East 237.80 feet along the East line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$;
thence North $89^{\circ}26'15''$ West, 769.73 feet;
thence North $50^{\circ}59'03''$ West, 222.57 feet;
thence North $45^{\circ}36'24''$ East, 739.60 feet to a point bearing South $43^{\circ}46'00''$ West from the true point of beginning;
thence North $43^{\circ}46'00''$ East, 582.53 feet, more or less, to the true point of beginning.

TOGETHER WITH that certain 60.00 foot easement for ingress, egress and utilities over, under and across a portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and a portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22, Township 36 North, Range 3 East, W.M., recorded under Skagit County Auditor's File No. 9809020069, said easement being 30.00 feet right and 30.00 feet left of the following described centerline:

Beginning at the Southwest corner of the Southeast $\frac{1}{4}$ of said Section 22 (Section $\frac{1}{4}$ corner);
thence North $0^{\circ}25'37''$ West 1,303.90 feet along the West line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ to the Southwest corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22;
thence North $45^{\circ}36'24''$ East 248.72 feet to a point hereafter referred to as Point "X" to the true point of beginning of said centerline on a line from said Southwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the Northeast corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$;
thence North $19^{\circ}09'39''$ West 8.36 feet;
thence North $29^{\circ}22'51''$ West 213.33 feet;
thence North $40^{\circ}28'05''$ West 218.24 feet;
thence North $34^{\circ}00'24''$ West 232.82 feet;
thence North $56^{\circ}13'26''$ West 70.68 feet;
thence North $73^{\circ}49'42''$ West 267.96 feet;
thence North $61^{\circ}15'34''$ West 48.63 feet;
thence North $27^{\circ}37'35''$ West 41 feet, more or less, to the Southeasterly line of that certain parcel described in Quit Claim Deed to David Allan, recorded under Skagit County Auditor's File No. 9702050058 and being the terminus of said centerline.

AND ALSO TOGETHER WITH a 60.00 foot wide non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across portions of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 22, Township 36 North, Range 3 East, W.M., being 30.00 feet right and 30.00 feet left of the following described centerline:

Beginning at the aforementioned Point "X";
thence South $26^{\circ}31'01''$ East, 167.10 feet;
thence South $37^{\circ}49'33''$ East 173.45 feet;
thence South $50^{\circ}59'03''$ East, 300.00 feet, being the terminus of said centerline.

Situate in the County of Skagit, State of Washington.



201306100202

EXHIBIT B

EXCEPTIONS:

A. An easement for ingress and egress over a private roadway on that portion of the subject property lying within the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, granted by Charles E. Wright, a widower, to Oscar Simmons, a widower, by an instrument dated August 17, 1931, recorded August 25, 1931, in Volume 158 of Deeds, page 316, reference to the record hereby being made for full particulars.

B. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Lisser & Associates, PLLC
Recorded: July 17, 2002
Auditor's File No.: 200207170073

C. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 22, 2002
Auditor's File No.: 200207220158



201306100202