



201308260197

Skagit County Auditor

\$74.00

8/26/2013 Page

1 of

3 4:00PM

When recorded return to:
Adam C Elbrecht
31703 E. Main Street
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: 104482

Statutory Warranty Deed

THE GRANTOR The Estate of Edwin Webb for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **GRANTEE Adam C. Elbrecht, a married man as his separate estate** the following described real estate, situated in the County of Skagit, State of Washington.

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

104482-2

Section 17, Township 35 North, Range 6 E; Ptn. of NW of NE

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P41532, 350617-0-182-0004

Dated 8.22.13

20133460
 SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

The Estate of Edwin Webb

Vicki J. Jones
 By: Vicki J. Jones, Personal Representative

AUG 26 2013

Amount Paid \$ 2191¹⁸
 Skagit Co. Treasurer
 By MF Deputy

STATE OF Washington }
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Vicki J. Jones is the person who appeared before me, and said person acknowledged that She signed this instrument and acknowledged it as the Personal Representative of The Estate of Edwin Webb, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8.23.13

Katie Hickok

Katie Hickok

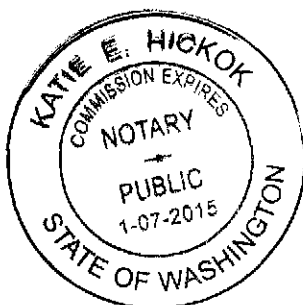
Notary Public in and for the State of WashingtonResiding at , WashingtonMy appointment expires: 1/07/2015

EXHIBIT A

That portion of the Northwest quarter of the Northeast quarter of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Commencing at the Southeast corner of that certain tract of land conveyed to Edwin Webb by deed filed under Auditor's File No. 580653 as shown on that certain survey filed under Auditor's File No. 200912300005; thence North $01^{\circ} 46' 17''$ East along the East line of said Webb tract, a distance of 189.71 feet to the Northeast corner thereof; thence North $89^{\circ} 10' 25''$ West along the North line of said Webb tract, a distance of 150.58 feet to the East line of Pipeline Road and the point of beginning of this description; thence North $05^{\circ} 3' 32''$ West along the East line of Pipeline Road a distance of 21.55 feet; thence South $89^{\circ} 10' 25''$ East, a distance of 168.12 feet; thence South $43^{\circ} 47' 37''$ East, a distance of 28.10 feet; thence South $07^{\circ} 07' 42''$ West, a distance of 125.03 feet to the Northwest corner of the Cook tract shown on that certain survey map filed under Auditor's File No. 200009060024; thence South $12^{\circ} 14' 59''$ East along the West line of said Cook tract, a distance of 78.22 feet to the North line of the Lyman-Hamilton Highway right of way which point is on a concave curve to the North from which the radius point bears North $07^{\circ} 33' 00''$ East, a distance of 215.18 feet; thence Westerly along said curve through a central angle of $77^{\circ} 23' 28''$ and an arc distance of 290.65 feet; thence North $5^{\circ} 03' 32''$ West along the East line of Pipeline Road, a distance of 7.42 feet to the point of beginning of this description.

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201308260197

Skagit County Auditor

8/26/2013 Page

2 of

3 4:00PM

\$74.00

Exhibit B

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey
Recorded: September 6, 2000
Auditor's No.: 200009060024

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey
Recorded: December 30, 2009
Auditor's No.: 200912300005

C. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201111150213.

D. Easement reserved by S. Matt Parker and Wildred Parker, husband and wife over portion of said property as recorded under Auditor's File No. 593778.

E. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: City of Lyman Short Plat 2012-7
Recorded: October 26, 2012
Auditor's No.: 201210260135

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



201308260197

Skagit County Auditor

8/26/2013 Page

3 of

3

\$74.00
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