

When recorded return to:

Steve W. Flint and Susan M. Flint
4617 Sharpe Road
Anacortes, WA 98221



201312020123
Skagit County Auditor
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1:56PM

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

106747-1

GRANTOR: David W. Hodges and Julie H. Hodges, husband and wife

GRANTEE: Steve W. Flint and Susan M. Flint, husband and wife

LEGAL DESCRIPTION (Abbreviated): SECTION 11, TOWNSHIP 34 NORTH, RANGE 1 EAST; PTN. SE-SW (aka LOT 1, SP #3-76 & PTN. LOT 1, SP #13-80)

ASSESSOR'S TAX PARCEL NO.: 340111-3-008-0101 (P19175)

REFERENCE NUMBER FOR DOCUMENTS RELEASED OR ASSIGNED: None

The Grantor, David W. Hodges and Julie H. Hodges, husband and wife, for and in consideration of \$10.00 and other valuable consideration in hand paid, conveys and warrants to Steve W. Flint and Susan M. Flint, husband and wife, the following described real estate:

SEE LEGAL DESCRIPTION EXHIBIT A

SUBJECT TO: Exhibit B

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134786
DEC 02 2013

Dated this 22 day of November, 2013

Amount Paid \$7,623.⁴⁰
Skagit Co. Treasurer
By *Mam* Deputy

DAVID W. HODGES

JULIE H. HODGES

STATE OF WASHINGTON)
) ss.
COUNTY OF)

On this day before me, the undersigned, a Notary Public, personally appeared David W. Hodges and Julie H. Hodges and they acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument and on oath stated that they are authorized to execute the said instrument.

Dated this 22 day of November, 2013



Cindy W Ho

PRINT NAME: Cindy W Ho
NOTARY PUBLIC in and for the State of Washington,
Residing at: Kent
My appointment expires: 8-9-2016



201312020123

EXHIBIT A

PARCEL "A":

Tract 1, Skagit County Short Plat No. 3-76, approved January 19, 1976 and recorded January 22, 1976, in Volume 1 of Short Plats, page 91, under Auditor's File No. 829049, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 34 North, Range 1 East W.M.

PARCEL "B":

All that portion of Lot 1, Skagit County Short Plat No. 13-80, approved March 18, 1980 and recorded in Volume 4 of Short Plats, page 53, under Auditor's File No. 8003180029, records of Skagit County, Washington, described as follows:

Beginning at a point on the North line of the County road known as Sharpe Road at a point which is 45 feet East of the West line of Lot 1 measured at right angles; thence North 4 degrees 10'54" East 50 feet; thence Westerly 45 feet to the West line of Lot 1; thence South 4 degrees 10'54" West to the North line of the Sharpe Road; thence Northeasterly along said North line to the point of beginning, the same being a portion of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 34 North, Range 1 East W.M., lying Northerly of Sharpe County Road, as it existed on November 17, 1928.

PARCEL "C":

All that portion of Lot 1 of Skagit County Short Plat No. 13-80, approved March 18, 1980 and recorded in Volume 4 of Short Plats, page 53, under Auditor's File No. 8003180029, records of Skagit County, Washington, lying West of the centerline of that certain easement described under Auditor's File No. 784132, records of Skagit County, Washington;

EXCEPT all that portion thereof described as follows:

Beginning at a point on the North line of the County road known as Sharpe Road at a point which is 45 feet East of the West line of Lot 1 measured at right angles; thence North 4 degrees 10'54" East 50 feet; thence Westerly 45 feet to the West line of Lot 1; thence South 4 degrees 10'54" West to the North line of Sharpe Road; thence Northeasterly along said North line to the point of beginning, the same being a portion of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 34 North, Range 1 East W.M., lying Northerly of Sharpe County Road, as it existed on November 17, 1928.



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EXHIBIT B

Non-exclusive easement for ingress, egress, roadway and utilities in favor of adjoining land owners, as disclosed by various instruments of record, over and across a 60 foot strip of land, the centerline of which is described as follows:

Beginning at the Northeast corner of that certain tract of land described in instrument recorded April 20, 1973, as Auditor's File No. 784132, said corner being North 4 degrees 10'59" East 2185.25 feet and South 89 degrees 22'32" East 906.23 feet, more or less, from the South 1/4 corner of said Section 11; thence North 89 degrees 22'32" West along the North line of the above described tract and the centerline of said easement 826.08 feet, more or less, to the Northwest corner of that certain tract of land as described by instrument recorded May 15, 1972, under Auditor's File No. 768262; thence South 4 degrees 10'59" West along the West line of said tract and said centerline 840.73 feet to the Southwest corner thereof; thence continue South 4 degrees 10'59" West into the Southwest 1/4 of the Southeast 1/4 of said Section 11, 127.29 feet; thence South 25 degrees 44'00" East 110 feet, more or less, to the Northerly margin of the County road and the terminus of said centerline.

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

Name: Short Plat No. 3-76
Recorded: January 22, 1976
Auditor's No.: 829049

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

Name: Short Plat No. 13-80
Recorded: March 18, 1980
Auditor's No.: 8003180029



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