



201403250027

Skagit County Auditor 3/25/2014 Page 1 of 4 2:00PM \$75.00

When recorded return to: Robert E. Johnson and Ronda Good 2315 B Street Bellingham, WA 98225

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial Mount Vernon, WA 98273 Escrow No.: 620021001

CHICAGO TITLE 62 00 21001

STATUTORY WARRANTY DEED

THE GRANTOR(S) Loren Robinson, an unmarried individual for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Robert E. Johnson and Ronda Good, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

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

A Portion of the SE Quarter of the NE Quarter of Section 2, Township 36 North, Range 3 East of the Willamette Meridian as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P47587, 360302-1-001-0406

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620021001, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: March 24, 2014

Loren Robinson Loren Robinson

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 2014924 MAR 25 2014

State of Washington County of Snohomish

Amount Paid \$1206.50 Skagit Co. Treasurer By [Signature] Deputy

I certify that I know or have satisfactory evidence that Loren Robinson (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: 3-24-14

AMY COHEN STATE OF WASHINGTON NOTARY PUBLIC MY COMMISSION EXPIRES 09-09-17

Amy Cohen Name: Amy Cohen Notary Public in and for the State of Washington Residing at: Bothell My appointment expires: 9-9-17

EXHIBIT "A"
Legal Description

Parcel A:

A portion of the Southeast quarter of the Northeast quarter of Section 2, Township 36 North, Range 3 East, W.M., being more particularly described as follows:

Commencing at the Northeast corner of said subdivision; thence North 89° 07' 03" West along the North line of said subdivision, a distance of 932.77 feet to the true point of beginning; thence South 16° 34' 36" East a distance of 522.83 feet; thence North 89° 07' 03" West parallel to said North line a distance of 522 feet, more or less, to the West line of said subdivision; thence North along said West line a distance of 500 feet, more or less, to the Northwest corner of said subdivision; thence South 89° 07' 03" East along the North line of said subdivision, a distance of 364 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington.

Parcel B:

Non-exclusive easement for ingress and egress and utilities over and across the following described tracts of land, being 60 feet wide.

A portion of the West half of the West half of the Northwest quarter of Section 1, Township 36 North, Range 3 East, W.M., and of the East half of the Northeast quarter of Section 2, Township 36 North, Range 3 East, W.M., a 60.00 foot wide tract of land the centerline of which is more particularly described as follows:

Commencing at the Northwest corner of Section 1, Township 36 North, Range 3 East, W.M.; thence South 1° 02' 12" West along the West line of said Section 1 for a distance of 1493.31 feet to a point on a curve having a radius point bearing South 34° 30' 17" East for a distance of 218.70 feet; thence along the arc of said curve in a Southwesterly direction for a distance of 52.77 feet; thence South 41° 40' 11" West for a distance of 474.66 feet to the beginning of a curve to the right having a radius of 288.09 feet; thence along the arc of said curve through a central angle of 19° 41' 32" a distance of 99.01 feet to a point of compound curvature having a radius of 170.22 feet; thence along the arc of said curve through a central angle of 36° 29' 38" a distance of 108.42 feet; thence North 82° 08' 39" West along said centerline a distance of 100.01 feet to the beginning of a tangent curve to the left having a radius of 161.96 feet; thence along the arc of said curve through a central angle of 24° 50' 50" a distance of 70.24 feet to the true point of beginning for said centerline; thence North 16° 34' 36" West along said centerline a distance of 500.00 feet to the center of a cul-de-sac having a radius of 50 feet and being the termination point for said centerline.

Situated in Skagit County, Washington.

Parcel C:

A non-exclusive easement for ingress and egress and utilities over and across the following described tract of land, being 60 feet wide:

A portion of the West half of the West half of the Northwest quarter of Section 1, Township 36 North, Range 3 East, W.M., and of the East half of the Northeast quarter of Section 2, Township 36 North, Range 3 East, W.M. a 60.00 foot wide tract of land, the centerline of which is more particularly described as follows:

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Situated in Skagit County, Washington.



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 3, 1966
Auditor's No(s): 686268, records of Skagit County, Washington
In favor of: Olympic Pipe Line Company
For: Pipeline and related facilities
Affects: The East Half of the Northeast Quarter of Section 2, Township 36 North,
Range 3 West of the Willamette Meridian
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 22, 1972 and February 3, 1972
Auditor's No(s): 763731 and 764261, records of Skagit County, Washington
For: Ingress, egress, and utilities
Affects: 30 foot strip of land lying within easement right of way as noted on the
unrecorded Plat of Cantershire
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 7, 1993
Auditor's No.: 9309230089, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting
any covenant, condition or restriction based on race, color, religion, sex, handicap, familial
status, or national origin unless and only to the extent that said covenant (a) is exempt under
Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not
discriminate against handicap persons;
Recorded: September 20, 1994
Auditor's No(s): 9409200115, records of Skagit County, Washington
Executed By: Owners of lots in Cantershire
5. Assessments or charges and liability to further assessments or charges, including the terms,
covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 20, 1994
Auditor's No(s): 9409200115, records of Skagit County, Washington
6. Assessments, if any, levied by Cantershire Road and Maintenance Association.
7. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or
if second half unpaid on November 1 of the tax year.



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EXHIBIT "A"

336 Gallop Lane, Bellingham, WA 98229

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