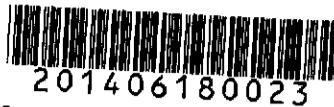


When recorded return to:
Douglas Boze
20675 State Route 534
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 106985



201406180023
Skagit County Auditor
6/18/2014 Page 1 of 3 10:21AM \$74.00

Statutory Warranty Deed

106985-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Cullen J. Lehman and Tawnya W. Lehman, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Douglas Boze, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 21, Township 33 North, Range 4 East; Ptn. 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): P17080, 330421-1-004-0204

Dated 6-11-14

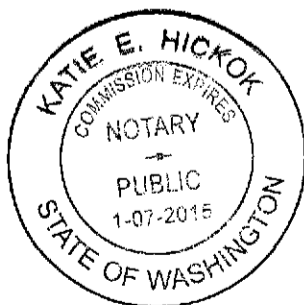
*
Cullen J. Lehman

Tawnya W. Lehman

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Cullen J. Lehman and Tawnya W. Lehman, the persons 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.

Date: 6-11-14



Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2015

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 2120
JUN 18 2014

Amount Paid \$ 4,049.⁰²
Skagit Co. Treasurer
By Unam Deputy

EXHIBIT A

That portion of the East Half of the Northwest Quarter of the Northeast Quarter of Section 21, Township 33 North, Range 4 East of the Willamette Meridian, lying Northerly of that certain strip conveyed to the State of Washington for highway purposes by deed dated October 3, 1938, recorded October 26, 1938, as Auditor's File No. 306937, in Volume 175 of Deeds, page 527;

EXCEPT the following described tract

Beginning at the Northeast corner of said tract;
Thence Southerly along the East line of said tract, 900 feet;
Thence West to a point 180 feet East of the West line of said tract;
Thence South 197 feet;
Thence West 21 feet;
Thence South to the above-described strip conveyed to the State of Washington for highway purposes;
Thence Westerly along said highway strip to the West line of said tract;
Thence Northerly along said West line to the North line of said tract;
Thence Easterly along said North line to the point of beginning.

TOGETHER WITH a portion of a tract lying within the East Half of the Northwest Quarter of the Northeast Quarter of Section 21, Township 33 North, Range 4 East of the Willamette Meridian conveyed to William D. Nelson by Quit Claim Deed recorded December 03, 1990 under Auditors File #9012030095, lying Northerly of that certain strip conveyed to the State of Washington for Highway purposes by Deed dated October 03, 1938, recorded October 26, 1938 under Auditor's File No. 306937 in Volume 175 of Deeds, Page 527. Said portion being more particularly described as follows:

BEGINNING at the Northeast Corner of said tract, Thence South $00^{\circ} 18' 56''$ West along the East line of said tract for a distance of 900.00 feet; Thence North $90^{\circ} 00' 00''$, West for a distance of 470.38 feet to a point 180 feet East of the West line of said tract; Thence South $00^{\circ} 26' 34''$ West parallel to said West line for a distance of 30.00 feet to the TRUE POINT OF BEGINNING; thence continuing South $00^{\circ} 26' 34''$ West parallel to said West line for a distance of 167.00 feet; Thence North $89^{\circ} 33' 26''$ West for a distance of 21.00 feet; thence South $00^{\circ} 26' 34''$ West parallel to said West line for a distance of 91.75 feet to an intersection with the Northerly line of the above described certain strip conveyed to the State of Washington for Highway purposes; Thence Westerly along said Northerly line through a curve to the left having a Central Angle of $0^{\circ} 56' 44''$, a Radius of 2,938.00 feet for an arc length of 48.49 feet; Thence North $00^{\circ} 26' 34''$ East parallel to the West line of said Nelson tract for a distance of 68.38 feet; Thence North $21^{\circ} 00' 18''$ East to the TRUE POINT OF BEGINNING.

AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

A portion of a tract lying within the East Half of the Northwest Quarter of the Northeast Quarter of Section 21, Township 33 North, Range 4 East of the Willamette Meridian conveyed to Cullen J. Lehman by Statutory Warranty Deed recorded December 23, 2002 under Auditors File No. 200212230229, lying Northerly of that certain strip conveyed to the State of Washington for Highway purposes by Deed dated October 03, 1938, recorded October 26, 1938 under Auditor's File No. 306937 in Volume 175 of Deeds, Page 527. Said portion being more particularly described as follows:

BEGINNING at the Northeast Corner of said East Half; thence South $00^{\circ} 18' 56''$ West along the East line of said East Half for a distance of 900.00 feet to the TRUE POINT OF BEGINNING; Thence North $90^{\circ} 00' 00''$ West for a distance of 470.38 feet to the Northwest Corner of said tract which is 180 feet East of the West line of said East Half; Thence South $00^{\circ} 26' 34''$ West parallel to said West line for a distance of 30.00 feet; Thence North $87^{\circ} 33' 59''$ East for a distance of 470.98 feet to an intersection with the East line of said tract; Thence North $00^{\circ} 18' 56''$ East along said East line for a distance of 10.00 feet to the TRUE POINT OF BEGINNING.



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Skagit County Auditor

\$74.00

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LPB 10-05(i-l)
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Exhibit B

EXCEPTIONS:

A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: English Lumber Company, a Washington Corporation
Recorded: October 26, 1916
Auditor's No.: 115704

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: August 20, 1991
Recorded: August 26, 1991
Auditor's No.: 9108260077
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

C. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: February 27, 2006
Auditor's No.: 200602270232

D. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200603200146.

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: August 4, 2006
Auditor's No.: 200608040060

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



201406180023