

When recorded return to:

Mr. and Mrs. Daniel Sodl
16162 Ascension Way
Mount Vernon, WA 98274



201406300139

Skagit County Auditor \$73.00
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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 149554-SE

Grantor: Gary Lohman and Gail Lohman
Grantee: Daniel Sodl and Deborah Sodl

LAND TITLE OF SKAGIT COUNTY Statutory Warranty Deed

THE GRANTOR GARY LOHMAN and GAIL LOHMAN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DANIEL SODL and DEBORAH SODL, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Trs. 9 & 10, The Uplands, Survey #8212140010 (Aka Lot 3, SP #PL-07-0302).

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340425-1-002-0412, P130144

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 149554-SE.

Dated June 24, 2014

Gary Lohman

Gail Lohman

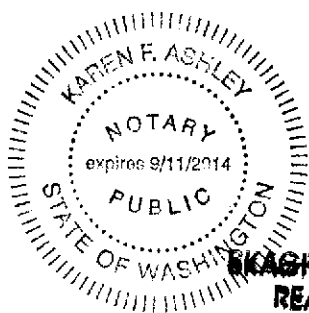
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gary Lohman and Gail Lohman the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be free and voluntary act for the their uses and purposes mentioned in this instrument.

Dated: June 26th 2014

Karen Ashley

Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013 2300
JUN 30 2014

Amount Paid \$ 6226.¹⁰
Skagit Co. Treasurer
By Mdm Deputy

EXHIBIT A

Lot 3, Short Plat No. PL07-0302, approved May 12, 2010, recorded May 13, 2010, under Skagit County Auditor's File No. 201005130041, being a portion of Tracts 9 and 10 of that certain survey entitled, "THE UPLANDS," filed December 14, 1982, under Auditor's File No. 8212140010, in Volume 4 of Surveys, pages 56 through 61, inclusive, corrected by Affidavit recorded under Auditor's File No. 8212290015, records of Skagit County, Washington; lying within Sections 24 and 25, Township 34 North, Range 4 East, W.M., AND Section 30, Township 34 North, Range 5 East, W.M.,

TOGETHER WITH AND SUBJECT TO easements as delineated on the face of said Surveys and as reserved and/or dedicated by instruments recorded under Auditor's File Nos. 8002040045 and 8212100052, records of Skagit County, Washington; EXCEPT those portions deeded to Skagit County for road purposes by instruments recorded under Auditor's File Nos. 8610160006 through 8610160010, 8610160011 through 8610160015 and 8610230021 through 8610230025, records of Skagit County, Washington;

AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through that portion of said Tract 9 of that certain survey entitled "THE UPLANDS", described as follows:

Beginning at the Northwest corner of said Tract 9;
thence South 00°00'00" East along the West line of said Tract 9, a distance of 685.41 feet to the point of curvature of a curve to the left having a radius of 45.00 feet;
thence Southeasterly, Easterly, Northeasterly, Northerly and Northwesterly along said curve through a central angle of 244°37'23" and an arc distance of 192.12 feet to the point of reverse curvature of a curve to the right having a radius of 25.00 feet;
thence Northerly along said curve through a central angle of 64°37'23" and an arc distance of 28.20 feet to a point on the East line of the West 50 feet of said Tract 9;
thence North 00°00'00" East along said East line, a distance of 610.72 feet to the North line of said Tract 9;
thence North 77°06'17" West along said North line, a distance of 51.29 feet to the point of beginning of this easement description;

AND ALSO TOGETHER WITH a non-exclusive 50 foot road and Cul-De-Sac Easement for ingress, egress and utilities delineated on the face of said Short Plat No. PL07-0302, as Ascension Way (Private);

AND ALSO TOGETHER WITH that 'View Easement' AND non-exclusive easement for ingress, egress and utilities across, under and over Lot 4, of said Short Plat No. PL07-0302, said easement being recorded under Skagit County Auditor's File No. 201203060054;

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

\$73.00

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