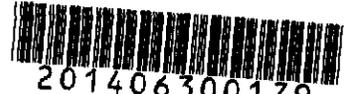


When recorded return to:
Daniel K Schrift and Miriam Garrote
30595 Walberg Rd.
Sedro Woolley, WA 98284



Skagit County Auditor
6/30/2014 Page 1 of 4 3:51PM \$75.00

Recorded at the request of:
Guardian Northwest Title
File Number: 107762

Statutory Warranty Deed

107762-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Marlin L. Israel, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel K. Schrift and Miriam Garrote, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 19, Township 35 North, Range 6 East, Ptn. Gov't Lots 3, 4 and 5

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): P41644, 350619-0-004-0008, P41647, 350619-0-005-0106

Dated 6-25-14

Marlin L. Israel
Marlin Israel

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142319
JUN 30 2014

Amount Paid \$6,733.40
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Marlin Israel, 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: 6-25-14

[Signature]
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1-7-15



EXHIBIT A

That portion of Government Lots 3, 4 and 5 of Section 19, Township 35 North, Range 6 East, W.M., described as follows:

Commencing at the Southwest corner of said Section 19; thence North $00^{\circ}03'19''$ West a distance of 988.86 feet along the West line of said Section 19 to an intersection with the Northerly margin of the Walberg Road as described in deed to Skagit County for road purposes recorded January 31, 1961, under Auditor's File No. 603631, records of Skagit County, Washington, said intersection being the true point of beginning; thence Northeasterly along said Northerly margin being an arc of a curve having a radius of 603.00 feet and an initial tangent bearing of North $20^{\circ}55'52''$ East through a central angle of $70^{\circ}19'12''$ an arc distance of 740.07 feet to a point of tangency; thence South $88^{\circ}44'56''$ East a distance of 570.00 feet along said Northerly margin; thence North $40^{\circ}22'40''$ West a distance of 99.00 feet; thence North $00^{\circ}03'19''$ West a distance of 1,991.2 feet to the centerline of an existing slough; thence Southwesterly along the centerline of said slough to an intersection with said West line of Section 19; thence South $00^{\circ}03'19''$ East a distance of 1,157.0 feet along said West line to the true point of beginning.



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Exhibit B

EXCEPTIONS:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

C. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Everett Pulp and Paper Company
Recorded: March 30, 1948
Auditor's No.: 416282
For: Right-of-way
Affects: The West 20 feet of that portion of the subject property lying within Government Lots 3 and 4

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: October 17, 1952
Recorded: October 24, 1952
Auditor's No.: 481298
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: A portion of the subject property lying within Government Lot 4

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County, a Municipal Corporation
Dated: June 21, 1978
Recorded: August 21, 1978
Auditor's No.: 885982
Purpose: Construction of a rock rip-rap bulkhead for the purpose of flood control, etc.
Area Affected: Any portion of the subject property in Government Lot 3 within 40 feet of the Skagit River

Said easement includes maintenance obligations.

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



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F. RESERVATION CONTAINED IN DEED:

Executed by: Alan Merritt, as his separate property
Recorded: December 3, 1986
Auditor's No.: 8612030065
As Follows:

*Grantor herein agrees and Grantor herein reserves the right to require Grantee to retain a root system for the purposes of erosion protection on the floodway parcels conveyed herein.

Grantor herein reserves a 30 foot wide non-exclusive easement for ingress and egress over and across a portion of the Northwesterly corner of the subject property. Said easement to provide access to land remaining in grantor's name and will be further described and defined as necessary at a future date by grantor and grantee."

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

Recorded: December 5, 1986
Auditor's No.: 8612050020

H. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: October 26, 1988
Recorded: November 28, 1988
Auditor's No.: 881280114
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: A right-of-way 10 feet width

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



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