

When recorded return to:

Stevan Dean Evans
Pharaby Joy Ryan
36302 O'Hara Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142484
JUL 11 2014



Skagit County Auditor \$74.00
7/11/2014 Page 1 of 3 3:11PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 149590-SE ✓

Amount Paid \$ 3921.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

Grantor: Annie F. Broom
Grantee: Pharaby Joy Ryan and Stevan Dean Evans

LAND TITLE OF SKAGIT COUNTY Statutory Warranty Deed

THE GRANTOR ANNIE F. BROOM, an unmarried woman, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to PHARABY JOY RYAN and STEVAN DEAN EVANS, an unmarried woman and an unmarried man the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Tr. A, SP 28-79, Ptn NE 1/4 Of NW 1/4, 18-35-7 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350718-2-006-0317, P43020

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. 149590-SE.

Dated July 7, 2014

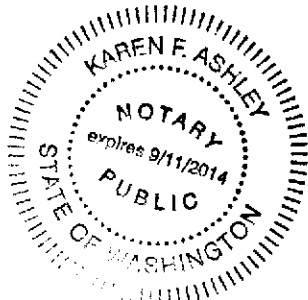
Annie F. Broom By Wm. Broom AS her Attorney in Fact.
Annie F. Broom

STATE OF Washington }
COUNTY OF Skagit } SS:

On this 10th day of July, 2014 before me personally appeared

Warren Michael Broom, to me known to be the individual described in and who executed the foregoing instrument as Attorney in Fact for Annie F. Broom and acknowledged that he signed and sealed the same as free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)



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

EXHIBIT A

Schedule "A-1"

149590-SE

DESCRIPTION:

PARCEL "A":

Tract "A" of Short Plat No. 28-79, approved July 6, 1979 and recorded July 10, 1979, under Auditor's File No. 7907100063 in Book 3 of Short Plats, page 140, records of Skagit County, Washington, being a portion of Section 18, Township 35 North, Range 7 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress, and utilities over and across an existing private road, over Tract "B", as delineated on the face of Short Plat No. 28-79, approved July 6, 1979 and recorded July 10, 1979, under Auditor's File No. 7907100063 in Book 3 of Short Plats, page 140, records of Skagit County, Washington, being a portion of Section 18, Township 35 North, Range 7 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for ingress, egress and utilities over and across that portion of the South 16.5 feet of the Northeast ¼ of the Northeast ¼ of Section 13, Township 35 North, Range 6 East, W.M., lying Easterly of State Highway No. 20 as conveyed by deed dated November 13, 1957 and recorded January 3, 1958, under Auditor's File No. 560286.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

A non-exclusive easement for ingress, egress and utilities over and across an existing private dirt road in Government Lot 1, Section 18, Township 35 North, Range 7 East, W.M., as shown on the face of Short Plat No. 103-78, approved July 6, 1979 and recorded July 10, 1979, under Auditor's File No. 7907100001, running from a point near the Southwest corner of said Government Lot 1 in an Easterly direction to the Westerly terminus of a non-exclusive easement for ingress, egress and utilities over and across Tract "B" of Short Plat No. 28-79, as delineated on the face of said Short Plat, EXCEPT mineral rights reserved by deed dated February 5, 1902 and recorded August 4, 1902, under Auditor's File No. 39527 in Volume 46 of Deeds, page 457.

Situate in the County of Skagit, State of Washington.

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DESCRIPTION CONTINUED:

PARCEL "E":

A non-exclusive easement for ingress, egress and utilities over and across that portion of the Northeast ¼ of the Northeast ¼ of Section 13, Township 35 North, Range 6 East, W.M., lying South of the following described line:

Beginning at the Southeast corner of the Northeast ¼ of the Northeast ¼ of the Northeast ¼ of said Section, which point lies South 3°13'07" West 1,304.50 feet South of the Northeast corner of said Section;

thence North 3°13'07" East 109.10 feet to the point of beginning;

thence South 76°31'20" West 300.00 feet to a point which lies 30 feet North of the South line of said Northeast ¼ of the Northeast ¼;

thence North 88°11'46" West 990 feet, more or less, to the Northeasterly right of way line of State Highway 20 and end of description,

EXCEPT the South 16.5 feet of said Northeast ¼ of the Northeast ¼.

Situate in the County of Skagit, State of Washington.

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