



201407180088

Skagit County Auditor

7/18/2014 Page

1 of

3

\$74.00

1:58PM

When recorded return to:

Gregory Lund and Suzanne Lund
22903 Lakeside Lane
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE SKAGIT COUNTY WASHINGTON
COMPANY OF WASHINGTON REAL ESTATE EXCISE TAX

425 Commercial St
Mount Vernon, WA 98273

20142574
JUL 18 2014

Escrow No.: 620021319

Amount Paid \$1151²⁵
Skagit Co. Treasurer
By *RLG* Deputy

CHICAGO TITLE
620021319

STATUTORY WARRANTY DEED

THE GRANTOR(S) Debra T. Stroh and James P. Stroh, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Gregory Lund and Suzanne Lund, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Parcel "A":

That portion of Government Lot 5 in Section 25, Township 33 North, Range 4 East, W.M.,
described as follows:

Beginning at a point on the East right-of-way line of the Northern Pacific Railway, 764.15 feet
South and 1902.08 feet East of the Northwest corner of said Government Lot 5; thence
Southeasterly along said East right-of-way line 96 feet, said right-of-way line being on a 2 degree
curve to the left; thence North 55 degrees 34'30" East at right angles to Northern Pacific tangent
running into said 2 degree curve from the Northwest, 226.2 feet to the shore line of Lake
McMurray; thence Northwesterly following said lake shore line to a point which bears North 55
degrees 34'30" East 267.8 feet from the point of beginning; thence South 55 degrees 34'30" West
267.8 feet to the point of beginning, EXCEPT the Southeasterly 36 feet thereof.

Situated in Skagit County, Washington.

Parcel "B":

The Southeasterly 8 feet of the following described tract:

That portion of Government Lot 5 in Section 25, Township 33 North, Range 4 East, W.M.,
described as follows:

Beginning at a point on the East right-of-way line of the Northern Pacific Railway, 673.65 feet
South and 1838.33 feet East of the Northwest corner of said Government Lot 5; thence North 55
degrees 34'30" East, 243.03 feet, more or less, to the shore of Lake McMurray; thence
Southeasterly along said Lake McMurray to a point which bears North 55 degrees 34'30" East,
267.8 feet from a point on the East line of the Northern Pacific Railway right-of-way that is 764.15
feet South and 1902.08 feet East of the Northwest corner of said Government Lot 5; thence South
55 degrees 34'30" West, 267.8 feet to the East right-of-way line of said Northern Pacific Railway
right-of-way; thence Northwesterly along the East line of said Northern Pacific Railway right-of-way
to the point of beginning.

Situated in Skagit County, Washington.

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

D17296 +
D17304

STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P17296 / 330425-0-061-0004, P17304 / 330425-0-066-0009

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 16, 2014

Debra T. Stroh
Debra T. Stroh

James P. Stroh
James P. Stroh

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that Debra T. Stroh & James P. Stroh
is (s) the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 7/17/14



Kellia Mayo
Name: Kellia Mayo
Notary Public in and for the State of WA
Residing at Salvo Woolley, WA
My appointment expires: 6/19/17



EXHIBIT "A"
Exceptions

1. Agreement and the terms and conditions thereof
Recording Date: March 2, 1966
Recording No.: 679492
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 5, 1968
Recording No.: 708720
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 5, 1968
Recording No.: 708722
Affects: Portion of said premises
4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

City, county or local improvement district assessments, if any.

SKAGIT COUNTY RIGHT TO FARM:

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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