



201408220114

Skagit County Auditor
8/22/2014 Page

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When recorded return to:
Tanya L. Hoffman
19526 Skagit City Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 3087
AUG 22 2014

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Amount Paid \$6947.⁰⁰-
Skagit Co. Treasurer
By *Inam* Deputy

Escrow No.: 620021985

CHICAGO TITLE
620021985

D15756 + D15760

STATUTORY WARRANTY DEED

THE GRANTOR(S) Howard M. Mizuta and Vivian K. Mizuta, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Tanya Hoffman, *A Single woman* ~~an unmarried person~~

the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., LYING EAST OF THE EAST LINE OF THE COUNTY ROAD EXCEPT THE SOUTH 266 FEET THEREOF AS MEASURED ALONG THE WEST LINE OF GOVERNMENT LOT 5 OF SAID SECTION.

PARCEL B:

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE COUNTY ROAD AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED APRIL 10, 1931, UNDER AUDITORS FILE NO. 242449 AND THE NORTH LINE OF GOVERNMENT LOT 4; THENCE SOUTH ALONG THE WEST LINE OF SAID COUNTY ROAD, A DISTANCE OF 25 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 250 FEET; THENCE SOUTH A DISTANCE OF 349 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 4 A DISTANCE OF 250 FEET MORE OR LESS TO THE WEST LINE OF THE COUNTY ROAD; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 349 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL C:

AN EASEMENT FOR INGRESS AND EGRESS AND OVER THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE COUNTY ROAD AND THE NORTH LINE OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.; THENCE SOUTH ALONG THE WEST LINE OF SAID COUNTY ROAD A DISTANCE OF 25 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 4, A DISTANCE OF 250 FEET; THENCE NORTH TO THE NORTH LINE OF GOVERNMENT LOT 4; THENCE EAST ALONG THE NORTH LINE OF GOVERNMENT LOT 4, A DISTANCE OF 250 FEET, TO THE POINT OF BEGINNING.

STATUTORY WARRANTY DEED
(continued)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P15756 / 330312-0-004-0000, P15760 / 330312-0-005-0108

Subject to:

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

Dated: August 19, 2014

Howard M. Mizuta 8/19/14
Howard M. Mizuta

Vivian K. Mizuta 8/19/2014
Vivian K. Mizuta

State of WA
~~Skagit County~~ or Skagit

I certify that I know or have satisfactory evidence that Howard M. Mizuta & Vivian K. Mizuta is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/19/14

[Signature]
Name: Kelli Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley, WA
My appointment expires: 6/19/17



EXHIBIT "A"
Exceptions

1. 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.
 2. Any adverse claim based upon the assertion that:
 - a. Some portion of said Land has been created by artificial means, or has accreted to such portion so created.
 - b. Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Skagit River or has been formed by accretion to any such portion.
 3. City, county or local improvement district assessments, if any.
- 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, flies, 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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NOT FOR RECORD