

When recorded return to:

Mr. and Mrs. Jerry Highet
10967 Samish Beach Lane
Bow, WA 98232



201410010045

Skagit County Auditor \$76.00
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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 138706-OE ✓

Grantor: Barbara Knutzen
Grantee: Jerry Highet and Shellie Eubanks-Highet

LAND TITLE OF SKAGIT COUNTY Statutory Warranty Deed

THE GRANTOR BARBARA KNUTZEN, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JERRY HIGHET and SHELLIE EUBANKS-HIGHET, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Tr. B, SP 57-75; Ptn Gov. Lot 1, 26-36-2 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION
TOGETHER WITH a temporary easement for 30 days from closing for ingress and egress over Grantor's adjoining parcel in order to move existing utilities. Grantee shall have the use of the current septic system until such time as either Grantor or Grantee sells their property. In that event, it is herein agreed that the septic system serving the subject property shall be disconnected.

The Grantor herein reserves an easement for maintaining existing utility lines.

Tax Parcel Number(s): 360226-0-033-0007, P47143

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. 138706-OE.

The above described property will be combined or aggregated with contiguous property owned by the Grantee and more specifically described on Exhibit "B" attached hereto. This boundary adjustment is not for the purpose of creating an additional building lot.

Dated September 26, 2014


Barbara Knutzen

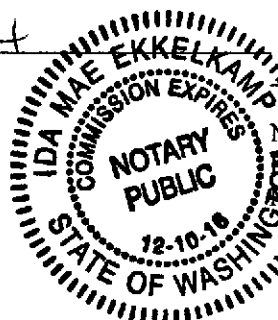
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143683
OCT 01 2014

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$3,120.00
By  Deputy

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

Dated: 10/1/14





Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/10/2016

EXHIBIT A

That portion of Lot B, Short Plat No. 57-75, approved January 15, 1976, recorded January 16, 1976 in Book 1 of Short Plats, page 87, under Auditor's File No. 828754 and being a portion of Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of Lot B;
thence North 1°42'41" East along the Easterly line of Lot B to a point 112.2 feet South of the Southeast corner of Lot A, being the true point of beginning;
thence West parallel with the South line of said Lot A of Short Plat No. 57-75, as described in deed conveyed to Jerry Hight and Shellie Eubanks-Hight, husband and wife, recorded under Auditor's File No. 201201230083, records of Skagit County, Washington, a distance of 98 feet;
thence Northwesterly to a point which lies 23 feet West of the Southwest corner of said Lot A;
thence Easterly along the South line of said Lot A a distance of 98 feet, more or less, to the Easterly line of Lot B; thence South 112.2 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

BOUNDARY ADJUSTMENT

Reviewed and approved in accordance
with Skagit County Code Chapter 14.18

Scott Roeder
Skagit Co. Planning & Dev. Services

10/1/2014
Date



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Exhibit B

Lot A, Short Plat No. 57-75, approved January 15, 1976, recorded January 16, 1976 in Book 1 of Short Plats, page 87, under Auditor's File No. 828754 and being a portion of Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M., being more fully described as follows:

That portion of Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of said Section 26;
thence North $1^{\circ}42'41''$ East along the East line of said Government Lot 1 of Section 26, 857.12 feet;
thence at right angles to said East line North $88^{\circ}17'19''$ West 527.00 feet to an intersection with the East line of that certain tract of land conveyed to Nellie Flynn by instrument dated June 14, 1947 and filed June 23, 1947, under Skagit County Auditor's File No. 405861, said intersection being the true point of beginning;
thence continue North $88^{\circ}17'19''$ West 75.00 feet;
thence North $1^{\circ}42'41''$ East parallel with said East line of Nellie Flynn Tract, 220 feet, more or less, to the line of ordinary high tide;
thence Easterly along said line of ordinary high tide 75 feet, more or less, to an intersection with said East line of the Nellie Flynn Tract;
thence Southerly along said East line 230 feet, more or less, to the true point of beginning.

TOGETHER WITH that portion of the tidelands of the second class in front of, adjacent to, and abutting on the above described tract, lying Easterly of the Northerly extension of the West line of said above described tract and lying Westerly of the East line of the East 150 feet of the West 817.67 feet of said Government Lot 1, EXCEPT any portion thereof lying within a tract conveyed October 15, 1901 by the State of Washington to Jno. Earls by Bush Act Oyster Lands deed recorded November 9, 1942, in Volume 187 of Deeds, page 427, EXCEPT mineral rights as reserved in deed recorded June 14, 1943, under Auditor's File No. 363097.

TOGETHER WITH that certain non-exclusive easement for ingress and egress over and across a 10 foot existing road, which road runs in a Westerly direction from the North line of the H. R. Roney Road No. 295 to the base of a hill;
thence in an Easterly direction to the West line of that certain tract conveyed to Nellie Flynn by instrument dated June 14, 1947 and recorded June 23, 1947, under Skagit County Auditor's File No. 405861, as more fully set forth in that certain "Stipulation and Decree" entered April 14, 1965 in Skagit County Superior Court Cause No. 26747, and also

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities described as follows:

Beginning at the Southwest corner of that certain parcel of land conveyed to Robert Douglas Green by Deed recorded June 21, 1968, under Auditor's File No. 714999;
thence South $88^{\circ}17'19''$ East along the South line of said Green Tract 60 feet to the Southeast corner thereof;



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DESCRIPTION CONTINUED:

thence continue South $88^{\circ}17'19''$ East 75.00 feet to a point on the West line of the above described tract of land which point is North $1^{\circ}42'41''$ East 20.00 feet from the Southwest corner thereof;
thence South $1^{\circ}42'41''$ West along said West line and line extended, 40.00 feet;
thence North $88^{\circ}17'19''$ West along a line that is parallel to and 40 feet South of the first two described courses in this easement description, 135.00 feet to an intersection with the West line of said tract of land conveyed to Nellie Elynn by instrument dated June 14, 1947 and filed June 23, 1947, under Skagit County Auditor's File No. 405861;
thence North $1^{\circ}42'41''$ East along said West line, 40.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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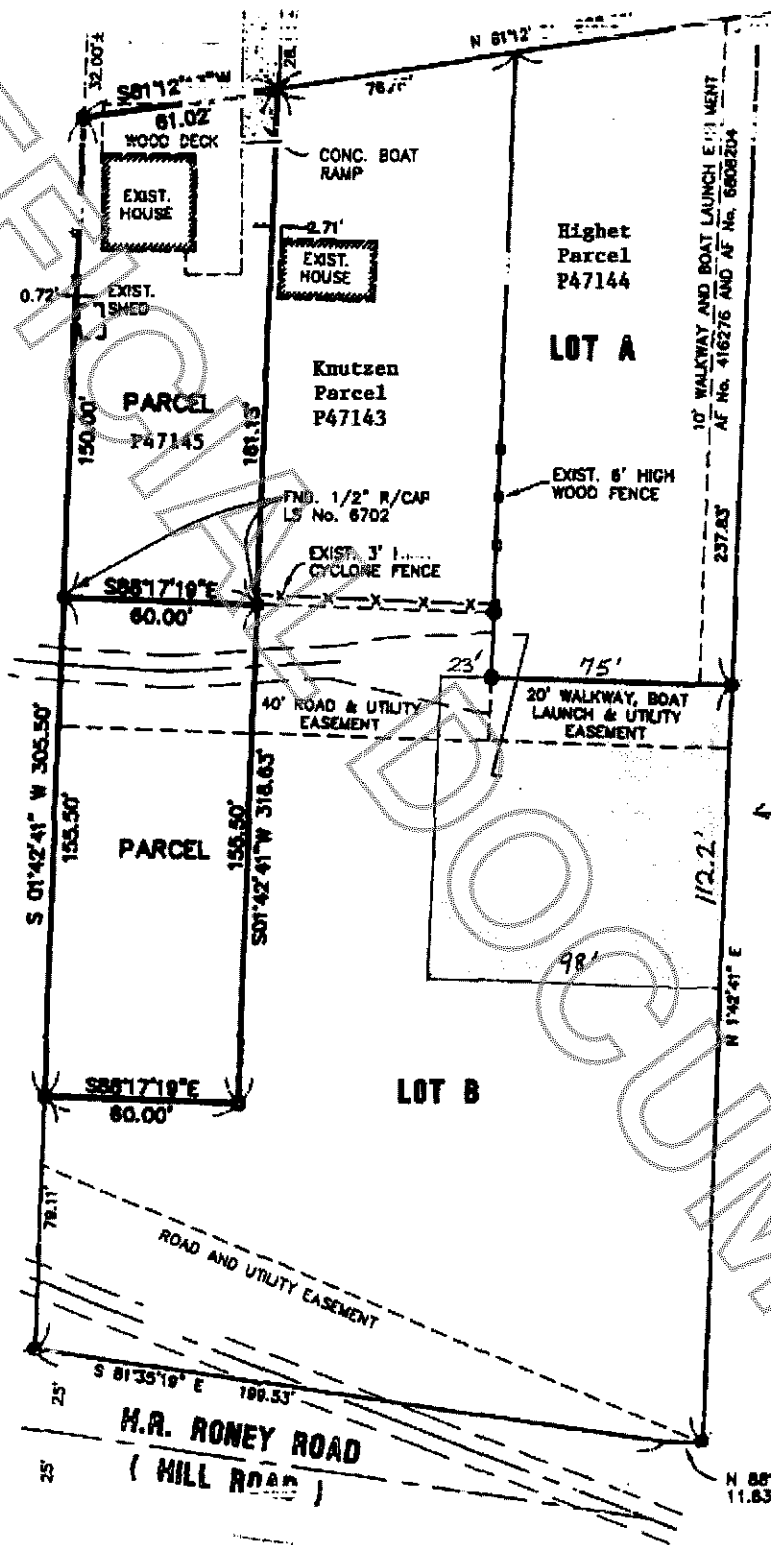
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