



201410090052

Skagit County Auditor

\$75.00

10/9/2014 Page

1 of

4 11:32AM

When recorded return to:

Dotan Bershon and Nancy Megan Bershon
23667 Dalacey Lane
Mount Vernon, WA 98274

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620022257

CHICAGO TITLE
620022257

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy J. McGarrah and Chikita McGarrah, 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 Dotan Bershon and Nancy Megan Bershon, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

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

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

PTN GOV. LOT 6 AND PTN SE NE, 36-34-04

Tax Parcel Number(s): P29956 / 340436-1-077-0002

Subject to: Covenants, conditions, restrictions and easements of record more fully described in
Chicago Title Order 620022257, Schedule B, Special Exceptions and Skagit County Right to Farm
Ordinance, which are attached hereto and made a part hereof as Exhibit "B".

Dated: October 2, 2014

Timothy J. McGarrah

Chikita McGarrah

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

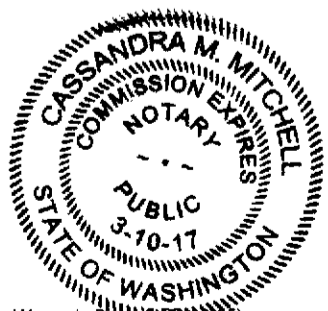
20143790
OCT 09 2014

Amount Paid \$5,968.⁰⁰
Skagit Co. Treasurer
By Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Timothy J. McGarrah and Chikita McGarrah
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: 10-6-14

Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon, WA
My appointment expires: 3-10-17

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P29956 / 340436-1-077-0002

The East 230 feet of the North 130 feet and the South 160 feet of the North 290 feet of that portion of the Southeast Quarter of the Northeast Quarter and of Government Lot 6, Section 36, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the Northeast Quarter of said Section 36;
Thence South 89°25'43" West, along the South line of said Northeast Quarter, a distance of 1,208.46 feet to the true point of beginning of this description;
Thence North 17°05'52" West, a distance of 930.67 feet;
Thence South 74°16'52" West, a distance of 508.04 feet, more or less, to a point on the East right-of-way line State Highway 1-A;
Thence in a Southerly direction, along said East right-of-way line of State Highway 1-A, on a curve to the right, to a point on the South line of the Northeast Quarter of said Section 36;
Thence North 89°25'43" East, along said South line of the Northeast Quarter, a distance of 514.21 feet, more or less, to the true point of beginning.

TOGETHER WITH that portion of Parcel B described in Statutory Warranty Deed to Timothy J. McGarrah and Chikita McGarrah under Auditor's File No. 8609100047, records of Skagit County, Washington, lying in the Northeast Quarter of Section 36, Township 34 North, Range 4 East of the Willamette Meridian, lying Westerly of the following described line:

Beginning at the Northwest corner of said Parcel B;
Thence North 74°52'01" East along the North line of said Parcel B, a distance of 222.69 feet to the initial point of this line description;
Thence South 23°54'01" West, a distance of 77.24 feet to the South line of said Parcel B and terminus of this line description.

EXCEPT that portion of Parcel A described in Statutory Warranty Deed to Timothy J. McGarrah and Chikita McGarrah under Auditor's File No. 8609100047, records of Skagit County, Washington, lying in the Northeast Quarter of Section 36, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the Southwest corner of said Parcel A;
Thence North 74°52'01" East along the South line of said Parcel A, a distance of 222.69 feet to the point of beginning of this description;
Thence North 23°54'01" East, a distance of 14.16 feet;
Thence North 74°52'01" East, a distance of 183.51 feet to the Easterly line of said Parcel A;
Thence South 16°30'23" East along said Easterly line, a distance of 11.00 feet to the Southeast corner of said Parcel A;
Thence South 74°52'01" West along the Southerly line of said Parcel A, a distance of 192.70 feet to the point of beginning of this description;

Situated in Skagit County, Washington



EXHIBIT "B"
Exceptions

1. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: October 13, 2000
Auditor's No.: 200010130003 and 200010130002, records of Skagit County, Washington
- As Follows: The above described property will be combined or aggregated with contiguous property owned by the grantee and legally described on Exhibit "B" attached hereto. This boundary adjustment is not for the purposes of creating an additional building lot
2. Agreement, including the terms and conditions thereof, entered into;
By: Lenora M. McGarrah
And Between: Washington Pacific District of the Church of the Nazarene
Recorded: June 14, 1985
Auditor's No.: 8506140070, records of Skagit County, Washington
Providing: Road maintenance
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 25, 1994
Auditor's No(s): 9402250101, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer mains with necessary appurtenances
4. Easement delineated on the face of said survey recorded November 22, 2000, under Auditor's File No. 200011220092, records of Skagit County, Washington;
For: Road known as Delacey Lane
Affects: A portion of said premises
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 13, 2000
Auditor's No(s): 200010130006, records of Skagit County, Washington
In favor of: Tim and Chikita McGarrah
For: Utilities
Affects: A strip across said premises
6. Easement delineated on the face of said map attached to document recorded October 13, 2000, under Auditor's File No. 200010130004, records of Skagit County, Washington;
For: Powerline
Affects: A strip across said premises
7. Any question arising from the fact that the premises are described by reference to impermanent monument, said monument being a private road.
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 13, 2000
Auditor's No(s): 200010130005, records of Skagit County, Washington
For: Water
Affects: A strip
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Timothy J. and Chikita McGarrah
Purpose: Side Sewer
Recording Date: December 28, 2000
Recording No.: 200012280131
10. Assessments, if any, levied by Road Maintenance Agreement recorded June 14, 1985, under Auditor's File No. 8506140070, records of Skagit County, Washington.
11. Assessments, if any, levied by Skagit County Sewer District No. 2.



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EXHIBIT "B"

Exceptions
(continued)

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

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

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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