



201411060058

Skagit County Auditor \$74.00
11/6/2014 Page 1 of 3 2:37PM

When recorded return to:
North Cascade Institute, a Washington Non-Profit
Corporation
810 State Route 20
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620022362

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144206
NOV 06 2014

Amount Paid \$ 5674.30
Skagit Co. Treasurer
By HB Deputy

CHICAGO TITLE 620022362

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bryan G. Gillenwater and Angela L. Andreson, 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 North Cascade Institute, a Washington Non-Profit Corporation
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. LOTS 5, 6 & 7, 32-36-11

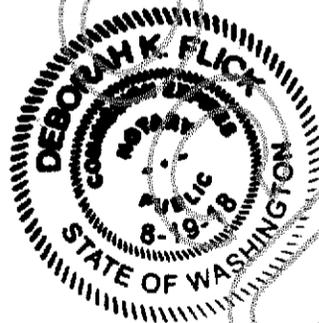
Tax Parcel Number(s): P51987 / 361132-0-021-0002

Subject to: Covenants, conditions, restrictions and easements of record more fully described in
Chicago Title Order 620022362, Schedule B, Special Exceptions, which are attached hereto and made
a part here of as Exhibit "B".

Dated: October 29, 2014

Bryan G. Gillenwater

Angela L. Andreson



State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Bryan G. Gillenwater and Angela L. Andreson
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: 10/29/2014

Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Arlington WA
My appointment expires: 8/9/18

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P51987 / 361132-0-021-0002

A portion of Government Lot 5, Section 31, and that portion of Government Lots 6 and 7, Section 32, all in Township 36 North, Range 11 East of the Willamette Meridian; being described as follows:

Beginning at the Southeast corner of Section 31 and running thence North 3°05' East, a distance of 1,275 feet to the point of intersection with the Easterly line of State Road No. 11 and the true point of beginning;
thence Northeasterly along said Easterly line of State Road, 526.45 feet, more or less, to the center of the Diobsud Creek bridge and stream as the same existed on June 4, 1949;
thence South 56°30' East, 600 feet to the bank of the Skagit River;
thence South 30° West along the bank of the Skagit River to a point bearing from the point of beginning as follows:

South 33°30" West, 25.55 feet;
thence South 56°30' East to bank of river;
thence from said point North 56°30' West to the East line of State Road No. 11;
thence North 33°30" East, 25.55 feet to the point of beginning;

EXCEPT that portion thereof conveyed to the State of Washington for highway purposes by Deeds dated September 1, 1950, and September 23, 1976, and recorded October 19, 1950, and December 29, 1976, under Auditor's File Nos. 452420 and 848375, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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EXHIBIT "B"
Exceptions

1. Special use permit to allow a bed and breakfast, recorded June 5, 1997 under Auditor's File No. 9706050050, records of Skagit County, Washington.
2. Notice of designated resources lands recorded June 27, 1997, under Auditor's File No. 9706270045, records of Skagit County, Washington.
3. Declaration of Covenant not to build within 100 feet of well sight
Recorded June 27, 1997
Auditor's Nos.: 9706270046 and 9706270047, records of Skagit County, Washington
4. Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;
Auditor's No(s): 200701180156, records of Skagit County, Washington
5. 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.
6. 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.

