



201412110055

Skagit County Auditor \$74.00
12/11/2014 Page 1 of 3 10:44AM

When recorded return to:
Gerald Maskell
PO Box 251
Bow, WA 98232

Recorded at the request of:
Guardian Northwest Title
File Number: 106875

Statutory Warranty Deed

THE GRANTOR Michael C. Miller and K. Jean Miller, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gerald Maskell, ~~subject to the presumptive community interest of his spouse, if married~~ the following described real estate, situated in the County of Skagit, State of Washington

** a married man, as his separate estate*

Abbreviated Legal:

Section 34, Township 36 North, Range 3 East; Ptn. of SW 1/4 (aka Tract A, SP 61-76)

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

The above described property will be combined or aggregated with contiguous property to the North owned by the purchaser. This boundary line adjustment is not for the purposes of creating an additional building lot. This boundary line adjustment is approved by Bruce Roeder of the Skagit County Planning Department.

11/18/2014

Tax Parcel Number(s): PORTIONS OF P48627, 360334-0-021-0109, P48621, 360334-0-014-0009

Dated 12/8/14

Michael C. Miller
Michael C. Miller

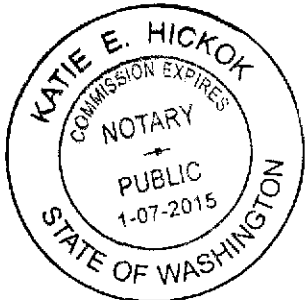
K. Jean Miller
K. Jean Miller

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael C. Miller, ** K. Jean Miller* the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12/8/14

Katie Hickok
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2015



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144696
DEC 11 2014

Amount Paid \$ 59240
Skagit Co. Treasurer
By MG Deputy

EXHIBIT A

That portion of Tract "A" of Short Plat No. 61-76, approved October 11, 1976 and recorded on October 11, 1976 as Auditor's File No. 844070 in Volume 1 of Short Plats, page 183, lying Northerly of the following described line:

Line:

Begin at the Southerlymost corner of said Tract "A" thence North 57°45'25" East, a distance of 206.23 feet to an angle point in the Southeasterly line of said Tract "A"; thence North 11°39'31" East along an Easterly line of said Tract "A", a distance of 184 feet to the True Point of Beginning of this Line description; thence South 86°0'00" West, a distance of 373.23 feet, more or less, to the Southwesterly line of said Tract "A", said point being the Terminus of this Line description.

All of the above being a portion of the Southwest ¼ of Section 34, Township 36 North, Range 3 East, W.M.

LPB 10-05(i-1)
2 of 2



Exhibit B

EXCEPTIONS:

A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Herman Benson
Recorded: December 14, 1962
Auditor's No.: 759956

B. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Short Plat
Recorded: October 11, 1962
Auditor's No.: 844070

C. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

D. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: North Samish River Slough

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company

