

When recorded return to:
Michael A. Richeson
15601 Ovenell Road
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 108542



201501050090

Skagit County Auditor

\$74.00

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Statutory Warranty Deed

108542
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Karen Richeson, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael A. Richeson, a married man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: PTN SW-SE 3-34-3

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.

Tax Parcel Number(s): P21093, 340303-4-004-0002

Dated 1-2-15

Karen Richeson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201528
JAN 05 2015

Amount Paid \$ 4,010.⁰⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Karen Richeson, 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: 1-2-15

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

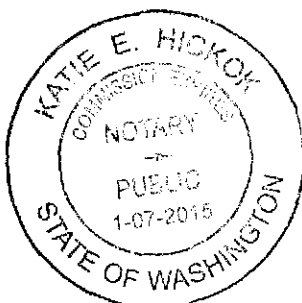


EXHIBIT A

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 3, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 3;
thence South $0^{\circ}07'49''$ West (called South $1^{\circ}04'30''$ East in previous descriptions) along the West line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ for a distance of 266.50 feet, more or less, to the South line of the North 266.38 feet (as measured perpendicular to and parallel with the North line) of said subdivision;
thence South $88^{\circ}12'59''$ East (called South $89^{\circ}24'00''$ East in previous descriptions) along said South line for a distance of 260.25 feet, more or less, to the East line of the West 260.25 feet (as measured along the North line) of said subdivision;
thence continue South $88^{\circ}12'59''$ East for a distance of 118.07 feet;
thence South $0^{\circ}07'49''$ West for a distance of 231.57 feet to the true point of beginning;
thence South $79^{\circ}50'58''$ West for a distance of 23.09 feet;
thence South $9^{\circ}00'33''$ East for a distance of 107.90 feet;
thence South $18^{\circ}50'28''$ East for a distance of 166.19 feet, more or less, to the Northerly right-of-way margin of Ovenell Road (being 15 feet Northwesterly from the as-constructed roadway centerline);
thence North $58^{\circ}58'48''$ East along said Northerly right-of-way margin of Ovenell Road for a distance of 196.22 feet;
thence North $8^{\circ}05'19''$ West for a distance of 202.31 feet, more or less, to a point bearing North $79^{\circ}50'58''$ East from the true point of beginning;
thence South $79^{\circ}50'58''$ West for a distance of 187.85 feet, more or less, to the true point of beginning.

EXCEPT from all the above roads, ditches and rights-of-way thereof.



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Exhibit B

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Dated: January 1, 1944
Recorded: May 4, 1944
Auditor's No.: 371228, Volume 193, page 263
As Follows:

Reserving to the United States of America a $\frac{3}{4}$ interest in the oil, gas, coal and other mineral rights of whatsoever nature upon, in or under the said lands, together with the usual mining rights, powers and privileges, including the right of access to and the use of such parts of the surface as may be necessary for mining and saving said minerals, except that the said grantees shall have the right to mine coal for their domestic use on the property.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Dated: July 9, 1954
Recorded: September 28, 1954
Auditor's No.: 507232
Purpose: Construct, maintain, etc., a pipeline for transportation of oil and products thereof
Area Affected: The exact location is not disclosed on the record

C. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201303220157.

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: March 25, 2013
Auditor's No.: 201303250170

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



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