

Return Address:

Christopher E. Fletcher
P.O. Box 97
Blaine, WA 98231



201501230085

Skagit County Auditor

\$76.00

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CHICAGO TITLE

620022221

STATUTORY WARRANTY DEED

Grantor(s):

- (1) MICHAEL A. AUGUST
- (2) CHERYL D. AUGUST

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 216
JAN 23 2015

Grantee(s):

- (1) DANIEL SORIA
- (2) AMBER L. SORIA

Amount Paid \$ 12,465.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

Legal Description (abbr.): SECTION 16, TOWNSHIP 36, RANGE 3, PORTION
GOVERNMENT LOT 2 AND NE 1/4 OF NW 1/4

Assessor's Tax Parcel #: P47922 / P47931

THE GRANTORS, MICHAEL A. AUGUST and CHERYL D. AUGUST, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, convey and warrant to, DANIEL SORIA and AMBER L. SORIA, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of Government Lot 2 and the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 36 North, Range 3 East, W.M., lying Northeasterly of the right of way of State Road No. 1, known as the Pacific Highway, described as follows:

Beginning at a point 1,386.36 feet South and 1,738.48 feet East of the Northwest corner of said Section 16, marked with a nail in the center of an access road at the projection of the Southerly edge of the Richard N. Steele Home; thence North 23 degrees West 147.79 feet along the centerline of said access road also being a line common with an adjacent parcel deeded to Jerry V. Schreuder, to the point of intersection of a curve to the right; thence North 52 degrees 34' East 54.60 feet along the centerline of said access road, also being common with said Schreuder

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property; thence North 12 degrees West 60.00 feet along a line common with said Schreuder property to the Northwesterly corner of said Schreuder property; thence South 82 degrees West 66.59 feet; thence South 67 degrees West 180 feet, more or less, to the Easterly right of way line of State Highway 11; thence Southeasterly along said right of way approximately 344 feet to a point which lies South 67 degrees West from a point of intersection with a line extended South 23 degrees East 100 feet from the point of beginning; thence North 67 degrees East 120 feet, more or less, to said point of intersection; thence North 23 degrees West 100 feet to the point of beginning,

EXCEPTING THEREFROM any portion thereof lying within State Road No. 1, known as Pacific Highway and State Highway 11.

SITUATE IN SKAGIT COUNTY WASHINGTON

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: R.N. Steele and Hellen H. Steele

Purpose: The privileged of connecting to the reservoir or pipelines, either as now exists or may be changed in the future and crossing land deeded to Marshall Hinton and wife. Also the right to go upon said land either to repair or replace said pipes.

Recording Date: February 24, 1949
Recording No.: 428251

2. Reservations contained in deed

Recording Date: March 14, 1949
Recording No.: 428915
As follows:

"Grantors reserve, however, a right of way across said land for a water pipe carrying a supply of water supplying the oyster plant operation by the grantors under the name of Rock Point Oyster Co., and any reservoir they have or may need as part of their water system, either where they now are or may in the future be places, together with the right to go upon said land for the purpose of repair or replacement of said pipeline or reservoir"



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3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: O.L. Amos and Myrtle M. Amos
Purpose: For the 3/4 inch pipe as now used to supply water and the right to go upon the land for the purpose of repairing or replacing the same

Recording Date: December 14, 1948
Recording No.: 439359

4. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: December 14, 1948
Recording No.: 439359

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State Division of Forestry
Purpose: To construct and maintain road for forest protection purposes. Subject to that culvert be constructed over existing pipe line and that iron gate be installed on or near the South line of said tract

Recording Date: January 29, 1941
Recording No.: 334573

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Telephone & Telegraph Company
Purpose: Poles, with the necessary wire and fixtures thereon and to keep same free from foliage. Right is also granted to said company to place and maintain gates and fences at the point or points where the right of way intersects said fences



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Recording Date: September 21, 1914
Recording No.: 104347, in Volume 97 page 496

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Alvin R. Digerness and Patricia Digerness
Purpose: Ingress and egress over an existing roadway
Recording Date: September 24, 1969
Recording No.: 731269

8. Easement Agreement and the terms and conditions thereof

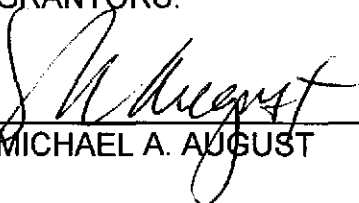
Recording Date: October 2, 1984
Recording No.: 8410020068

9. Water Easement Agreement and the terms and conditions thereof

Recording Date: October 10, 1988
Recording No.: 8810100069

DATED: 9-2, 2014.

GRANTORS:


MICHAEL A. AUGUST


CHERYL D. AUGUST

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)



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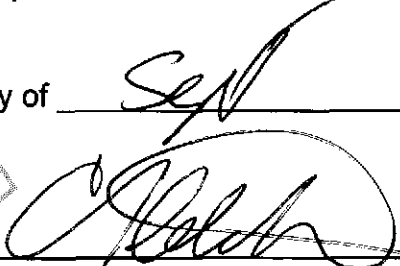
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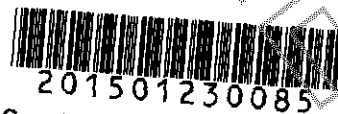
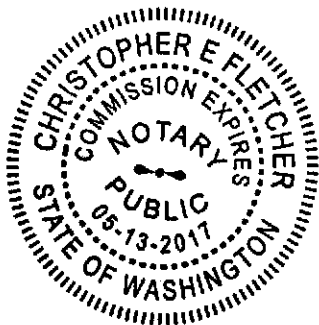
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On this day personally appeared before me MICHAEL A. AUGUST and CHERYL D. AUGUST, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand this 2 day of Sept, 2014.


CHRISTOPHER E. FLETCHER
NOTARY PUBLIC in and for
the State of Washington
Residing at Blaine, WA
My commission expires 5/13/2017



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