

WHEN RECORDED RETURN TO:

Name: Gerardo Farias
Address: 15082 Nookachamps Road
Mount Vernon, WA 98273



201503190056

Skagit County Auditor

\$75.00

3/19/2015 Page

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4 3:27PM

CHICAGO TITLE

620023249

Escrow Number: 680297RT

Filed for Record at Request of: *Rainier Title, LLC*

STATUTORY WARRANTY DEED

THE GRANTOR(S), Darlene Rae Zook, an unmarried woman, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Gerardo Farias, a single person the following described real estate, situated in the County of Skagit, State of Washington:

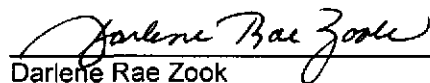
See attached Exhibit A, which is made a part hereof by this reference.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: PTN NW NE, 23-34-04

Tax Parcel Number(s): P27613 / 340423-0-013-0004, P27620 / 340423-0-016-0407, P27621 / 340423-0-016-0506

Dated: March 13, 2015


Darlene Rae Zook

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015851

MAR 19 2015

Amount Paid \$ 2,746.20
Skagit Co. Treasurer
By *mm* Deputy

STATE OF Washington

COUNTY OF Skagit

Snohomish

ss.

I certify that I know or have satisfactory evidence that **Darlene Rae Zook** is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: MARCH 18, 2015



Christina A Martinez

Name: CHRISTINA A MARTINEZ

Notary Public in the State of Washington

Residing in Edmonds

My Commission Expires: 8-9-18

Exhibit A

Legal Description. The following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

Portion of the Northwest Quarter of the Northeast Quarter of Section 23, Township 34 North, Range 4 East, W.M., described as follows:
Beginning at a point 621 feet 11 inches East, and 181.5 feet South of the North Quarter corner of said Section 23;
Thence East 160 feet, more or less, to the West line of a tract deeded to Grant S. Osborn, et ux, by deed recorded under Auditor's File No. 473084, records of Skagit County, Washington;
Thence South to a point 346.5 feet South of the North line of said Section;
Thence West to a point South of the point of beginning;
Thence North to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

The South 50 feet of the following described tract:
That portion of the Northwest Quarter of the Northeast Quarter of Section 23, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision 621 feet, 11 inches East of the Northwest corner thereof;
Thence South 346.5 feet;
Thence West to the Easterly line of a private road, said point being the East line of that certain tract conveyed to Fred L. Schleusner and Marian L. Schleusner, husband and wife, by deed dated October 21, 1959 and recorded October 27, 1959 under Auditor's File No. 587202;
Thence North to a point on the North line of said Northwest Quarter of the Northeast Quarter which is 466 feet East of the Northwest corner thereof;
Thence East along said North line to the point of beginning.

EXCEPT road.

Situated in Skagit County, Washington.



Subject To:

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

Granted to: Lumen V. Davidson and Trinidad E. Davidson,
husband and wife Purpose: Right of way over
Recording Date: March 4, 1954
Recording No.: 498817
Affects: The West 20 feet of Parcel A
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted

in a document: Granted to: Harold Gribble, et al
Purpose: To clear out obstructions in the bed and lower the bed of the
Nookachamps Creek Recording Date: October 18, 1956
Recording No.: 543046
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted

in a document: Granted to: Isola Gertrude Stewart and Mabel Lorene King
Purpose:
Roadway Recording
Date: March 13,
1957
Recording No.: 547528
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted

in a document: Granted to: Judy Ulmer, a single woman
Purpose: Ingress,
egress and utilities Recording
Date: December 31, 1979
Recording No.: 7912310061
5. Any rights, interests, or claims which may exist or arise by reason of the following matters

disclosed by survey, Recording Date: February 9, 2010
Recording No.: 201002090002
Matters shown: Encroachment of a Wood Storage Shed onto the property to the East by
an undisclosed amount and encroachment of a fence onto the property to the East by varying
amounts

End of Exhibit A