



201503270081

Skagit County Auditor 3/27/2015 Page 1 of 3 2:03PM \$74.00

When recorded return to: Warren C. Boling and Leah L. Boling 5289 Wildlife Acres Lane 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.: 620023155

CHICAGO TITLE 620023155

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul W. Baker and Kim A. Baker, 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 Warren C. Boling and Leah L. Boling, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

A portion of the Northeast 1/4 of Section 33, Township 36 North, Range 4 East, W.M., as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P50555 / 360433-1-001-0705

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620023155, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: March 24, 2015

Signatures of Paul W. Baker and Kim A. Baker

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

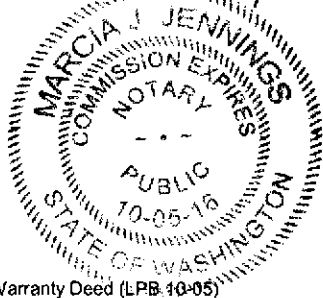
2015 955 MAR 27 2015

Amount Paid \$ 7303.00 Skagit Co. Treasurer By Htb Deputy

STATE OF Washington County of Skagit

I certify that I know or have satisfactory evidence that Paul W. Baker and Kim A. Baker are the persons who appeared before me, and said persons acknowledge that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 27, 2015



Signature of Marcia J. Jennings, Printed Name: Marcia J. Jennings, Notary Public in and for the State of WA, Residing at: Sedro-Woolley, WA, My commission expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

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

Purpose: Ingress, egress and utilities
Recording Date: August 25, 1972
Recording No.: 773111
Affects: The Westerly and Southerly 30 feet of said premises and other property

Said easement contains, among other things, provisions for maintenance by the common users.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and utilities
Recording Date: July 11, 1973
Recording No.: 787805
Affects: The Northwesterly line of said premises and other property
3. 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: July 11, 1973
Recording No.: 798786
4. Terms and conditions contained in Statutory Warranty Deed

Recording Date: November 9, 1989
Recording No.: 8911090075
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by Wildlife Acres Community Association.
7. 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.

EXHIBIT "A"

Order No.: 620023155

For APN/Parcel ID(s): P50555 / 360433-1-001-0705

PARCEL A:

That portion of the Northeast ¼ of the Northeast ¼ of Section 33, Township 36 North, Range 4 East, W.M., and the North ½ of the Southeast ¼ of the Northeast ¼ of Section 33, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said Section 33, said corner lying South 0°08'06" East 2,643.29 feet from the quarter corner common to Sections 27 and 28 and North 85°33'55" East 2,543.34 feet from the quarter corner common to Sections 28 and 33; thence South 1°31'53" West 331.51 feet to the Northeasterly terminus of the easement centerline recorded under Auditor's File No. 773111, records of Skagit County, Washington; thence Southwesterly along said easement centerline, the following courses and distances: South 51°11'53" West 222.74 feet to the beginning of a curve to the right; thence Southwesterly, along said curve to the right, having a radius of 1,250.00 feet, through an arc of 6°25'50", a distance of 140.29 feet; thence South 57°37'43" West 160.43 feet to the beginning of a curve to the right; thence Southwesterly, along said curve to the right, having a radius of 228.71 feet, through an arc of 29°24'00", a distance of 117.36 feet; thence South 87°01'43" West 28.92 feet to the beginning of a curve to the right; thence Westerly, along said curve to the right, having a radius of 379.53 feet, through an arc of 17°58'02", a distance of 119.02 feet; thence North 75°00'15" West 125.69 feet to the beginning of a curve to the left; thence Westerly, along said curve to the left, having a radius of 82.94 feet, through an arc of 71°45'51", a distance of 103.89 feet; thence South 33°13'54" West 47.63 feet to the beginning of a curve to the left; thence Southerly, along said curve to the left, having a radius of 64.40 feet, through an arc of 90°31'55", a distance of 101.76 feet; thence South 57°18'01" East 64.52 feet to the beginning of a curve to the right; thence Southeasterly along said curve to the right, having a radius of 707.17 feet, through an arc of 8°05'19" a distance of 99.83 feet; thence South 49°12'42" East 162.85 feet to the beginning of a curve to the right; thence Southerly, along said curve to the right, having a radius of 96.08 feet, through an arc of 86°15'18", a distance of 144.65 feet to the true point of beginning; thence South 37°02'36" West 381.46 feet to the beginning of a curve to the left; thence Southwesterly, along said curve to the left, having a radius of 614.32 feet, through an arc of 11°09'24", a distance of 119.62 feet; thence South 25°53'12" West 59.61 feet; thence South 84°09'27" East 570.00 feet; thence leaving said easement centerline, North 9°40'00" East 564.15 feet; thence South 83°40'00" West 345.71 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over those certain 30 and 60 foot strips described in instruments recorded August 25, 1972 and July 11, 1973, under Auditor's File Nos. 773111 and 787805, respectively.

Situated in Skagit County, Washington.