



201503310069

Skagit County Auditor \$74.00
3/31/2015 Page 1 of 3 1:36PM

When recorded return to:
David Hubbard and Jenny Hubbard
6350 Portal Way #73
Ferndale, WA 98248

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023188

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua M Bluhm and Jodi D. Bluhm, 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 David Hubbard and Jenny Hubbard, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the North half of the South half of the Northwest Quarter of Section 20, Township 36 North, Range 4 East of the Willamette Meridian, lying Westerly of the County Road known as L.M. Abbey Road or Friday Creek Road and lying North and East of the centerline of Friday Creek, said portion being more particularly described as follows:

Commencing at the Northwest corner of said Section 20;
Thence South 00°17'44" East along the West line of said Section 20, a distance of 1331.92 feet to the Southwest corner of the Northwest Quarter of said Northwest Quarter of Section 20;
Thence South 88°51'50" East along the South line of said Northwest Quarter of the Northwest Quarter, a distance of 1280.47 feet to an intersection with the Westerly margin of said County Road;
Thence South 31°33'00" East along said Westerly margin, a distance of 171.29 feet to the true point of beginning;
Thence continue South 31°33'00" East along said Westerly margin, a distance of 120.00 feet;
Thence South 62°13'00" West, a distance of 435 feet, more or less, to the centerline of Friday Creek ;
Thence Northerly along said centerline to a point that is South 65°03'00" West from the true point of beginning;
Thence North 65°03'00" East, a distance of 420 feet, more or less to the true point of beginning.

EXCEPT a strip of land 16 feet wide extending from the Friday Creek Road to the centerline of Friday Creek and lying Southeasterly of, adjacent to and contiguous with the Northwesterly line.

(Also known as a portion of tract B of unrecorded Short Plat No. 60-73)

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P49499 / 360420-0-001-0504

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015193
MAR 31 2015

Amount Paid \$2,399.¹⁰
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 30, 2015

[Signature]
Joshua M. Blum

[Signature]
Joel D. Blum

State of WA
County of Skiagit

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

Dated: 3-31-15

[Signature]
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 3-10-17



EXHIBIT "A"
Exceptions

1. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
2. Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;
Recorded: August 27, 2007
Auditor's No(s): 200708270128, records of Skagit County, Washington
3. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: August 27, 2007
Auditor's No(s): 200708270129, records of Skagit County, Washington
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
Recorded: May 15, 2008
Auditor's No(s): 200805150115, records of Skagit County, Washington
Executed By: GMT Properties, a Limited Liability Corporation
5. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Plat Lot of Record Certification;
Recorded: February 13, 2008
Auditor's No(s): 200802130069, records of Skagit County, Washington
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 6, 2009
Auditor's No(s): 200903060135, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
7. City, county or local improvement district assessments, if any.

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.