

When recorded return to:  
Kathy Bradford  
192 North Township Street  
Sedro Woolley, WA 98284



Skagit County Auditor \$76.00  
4/17/2015 Page 1 of 5 11:35AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620023682

CHICAGO TITLE  
620023682

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Marilyn G. Nalbach, Trustee of the Marilyn G. Nalbach Revocable Living Trust, dated January 19, 2011

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Kathy Bradford, *a single person, as her separate property*

the following described real estate, situated in the County of Skagit, State of Washington:

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

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

PTN GOV. LOT 8, 06-34-05

Tax Parcel Number(s): P30121 / 340505-0-030-0003

Subject to: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 9, 2015

Marilyn G. Nalbach, Trustee of the Marilyn G. Nalbach Revocable Living Trust, dated January 19, 2011

BY: *Marilyn G. Nalbach, Trustee*  
Marilyn G. Nalbach, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*20151244*  
APR 17 2015

Amount Paid \$ *222.00*  
Skagit Co. Treasurer  
By *MB* Deputy

STATUTORY WARRANTY DEED  
(continued)

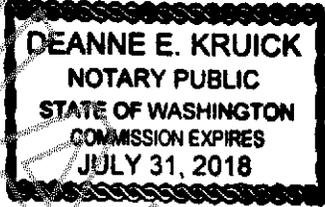
State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that Marilyn G. Nalbach ~~is~~ are the ~~person~~(s) who appeared before me, and said person acknowledged that (he/~~she~~/they) signed this instrument, on oath stated that (he/~~she~~/they) was authorized to execute the instrument and acknowledged it as the Trustee of the Marilyn G. Nalbach Revocable Living Trust, dated January 19, 2011 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 9, 2015

Deanne E. Kruick  
Name: DEANNE E. KRUICK  
Notary Public in and for the State of WA  
Residing at: 1016 Stevens  
My appointment expires: July 31, 2018



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P30121 / 340506-0-030-0003**

That portion of Government Lot 8, Section 6, Township 34 North, Range 5 East, W.M., described as follows:

Beginning at the midpoint of the East line of said Government Lot 8;  
Thence North 89°49'36" West along a line midway between the North and South lines of said Government Lot 8, a distance of 766.00 feet, more or less, to the West line of said Government Lot 8;  
Thence Northerly along the West line of said Government Lot 8 through the following four courses:  
North 39°00'00" West, a distance of 54.51 feet; North 32°14'35" West, a distance of 78.42 feet; North 27°08'12" West, a distance of 64.31 feet; North 34° 45'00" West, a distance of 9.05 feet;  
Thence South 89°49'39" East, a distance of 874.66 feet to the East line of said Government Lot 8;  
Thence South 00°39'55" East along the East line of said Government Lot 8, a distance of 173.05 feet to the point of beginning of this description.

TOGETHER WITH an easement for ingress, egress and utilities over, under and through a twenty (20) foot wide strip, the centerline of which is described as follows:

Beginning at the Southwest corner of the certain parcel conveyed to Skagit County by right of way deed as recorded under Auditor's File No. 9812310113, records of Skagit County, Washington;  
Thence South 30°25'34" East along the Southerly extension of the West line of said parcel, a distance of 11.62 feet to the point of beginning of this centerline description;  
Thence South 89°49'29" East parallel with the North line of said Government Lot 8, a distance of 224.45 feet to the point of curvature of a curve to the right having a radius of 70.00 feet;  
Thence Easterly, Southeasterly and Southerly along said curve through a central angle of 81°17'44", and an arc distance of 99.32 feet;  
Thence South 8°31'45" East, a distance of 59.48 feet to the point of curvature of a curve to the right having a radius of 70.00 feet;  
Thence Southerly along said curve through a central angle of 7°06'00", and an arc distance of 8.67 feet;  
Thence South 1°25'44" East, a distance of 342.86 feet to a point on the North line of the above described Parcel and the terminal point of this centerline description.

TOGETHER WITH shorelands of the second class, as conveyed by State of Washington, situate in front of, adjacent to and abutting upon that portion of the South 325.2 feet of the North 650.4 feet of said Government Lot 8 that is in front of, adjacent to and abutting the above described parcel.

EXCEPT any portion of said shorelands situate in the front of, adjacent to, or abutting upon the South Half of said Government Lot 8.

(Also known as Parcel D of Boundary Line Adjustment Survey recorded under Auditor's File No. 201011300075, records of Skagit County, Washington.)

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 1, 1959  
Auditor's No.: 586119, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
  
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: October 15, 1992  
Auditor's No(s): 9210150075, records of Skagit County, Washington  
From: Thomas P. von Bahr, a single man  
To: Skagitians to Preserve Farmlands, a Washington non-profit corporation  
For: Protection of property
  
3. Easement is favor of Skagit Valley Lumber Company for water mains and power lines as disclosed by instrument recorded October 13, 1955, under Auditor's File No. 526274, records of Skagit County, Washington.
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 8, 1959  
Auditor's No(s): 581440, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: As surveyed, staked and agreed upon by both parties
  
5. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: December 11, 2001  
Auditor's No(s): 200112110064, records of Skagit County, Washington  
In favor of: Skagit County  
For: An easement in gross is hereby reserved within the vacated right-of-way for all existing and future utilities, including extensions and improvements thereto, and recognition of any franchises of records  
  
Said instrument is a re-recording of instrument (s);  
Recorded: November 20, 2001  
Auditor's File No(s): 200112070026, records of Skagit County, Washington
  
6. 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.
  
7. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: August 1, 1946  
Auditor's No(s): 394566, et al, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington  
For: Water pipeline(s) and appurtenances and rights-of-way therefore  
Affects: Locations are undisclosed

**EXHIBIT "B"**

Exceptions  
(continued)

8. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
**Together With** the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Auditor's No.: 691928, records of Skagit County, Washington  
Affects: Shorelands

9. Public and private easement, if any, over vacated portion of said premises.

10. Record of Survey.

Recording Date: November 30, 2010  
Recording No.: 201011300075

11. 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, 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, as set forth in the document

Recording Date: March 1, 2011  
Recording No.: 201103010036  
As follows:

This boundary adjustment is not for the purpose of creating any additional building lots.

12. Lot of Record Certification

Recording Date: March 14, 2011  
Recording No.: 201103140038

13. 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.