

When recorded return to:  
Joel Buchanan and Michelle Buchanan  
13347 Austin Road  
Mount Vernon, WA 98273



Skagit County Auditor \$75.00  
5/14/2015 Page 1 of 4 11:29AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620024023

CHICAGO TITLE  
620024023

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 Joel Buchanan and Michelle Buchanan, husband and wife  
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): P30141 / 340506-3-048-0003

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

Dated: May 8, 2015

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  
2015 1680  
MAY 14 2015

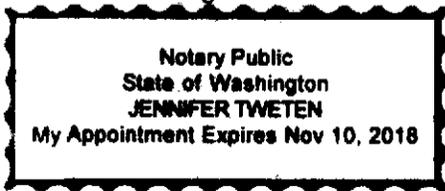
State of Washington

County of Snohomish

Amount Paid \$ 2176.<sup>60</sup>  
Skagit Co. Treasurer  
BY: BTB Deputy

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: May 8, 2015



Jennifer Tweten  
Name: Jennifer Tweten  
Notary Public in and for the State of Washington  
Residing at: Stunwood  
My appointment expires: 11-10-2018

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P30141 / 340506-3-048-0003**

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

Beginning at a point on the east line of said Government Lot 8 which lies north a distance of 173.03 feet from the midpoint of the east line of said Government Lot 8;  
Thence north 89°49'36" west, a distance of 874.66 feet 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 34°45'00" west a distance of 51.00 feet; north 09°16'27" west, a distance of 32.61 feet; north 16°24'51" west a distance of 54.74 feet; north 20°17'06" west, a distance of 30.10 feet;  
Thence south 89°49'36" east, a distance of 619.98 feet;  
Thence north 01°25'44" west, a distance of 37.55 feet;  
Thence south 89°49'36" east, a distance of 313.62 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 192.21 feet to the point of beginning;

TOGETHER WITH shorelands of the Second Class, as conveyed by the State of Washington, situate in front of, adjacent to and abutting upon the south 325.2 feet of the north 650.4 feet of said Government Lot 8;

EXCEPT any portion of said shorelands situate in front of, adjacent to or abutting upon Parcel D as described in Quit Claim Deed Boundary Line Adjustment recorded under Auditor's File No. 201103010036, records of Skagit County, Washington;

AND EXCEPT any portion of said shorelands situate in front of, adjacent to, or abutting upon the south half of said Government Lot 8;

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

Situate in the County of Skagit, State of 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 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.
3. Road Maintenance Agreement and Declaration of Easement set forth in instrument;  
Recorded: September 14, 2004  
Auditor's File No.: 200409140195, 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. 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: December 20, 2006  
Recording No.: 200612200095  
As follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.
8. 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
9. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section

**EXHIBIT "B"**

**Exceptions  
(continued)**

- 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: April 29, 1993  
Auditor's No(s): 9304290030, records of Skagit County, Washington  
Executed By: Michael Gerrit Weynands et al  
As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.
10. 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
11. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;  
Recorded: February 13, 2007  
Auditor's No(s): 200702130073, records of Skagit County, Washington
12. Public and private easement, if any, over vacated portion of said premises.
13. Lot of Record Certification:  
  
Recording Date: March 14, 2011  
Recording No.: 201103140037
14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, 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 on Record of survey for Boundary Line Adjustment:  
  
Recording No: 201011300075
15. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: March 1, 2011  
Auditor's No(s): 201103010036, records of Skagit County, Washington  
As Follows: This boundary line adjustment is not for the purpose of creating an additional building lot.
16. 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.