

When recorded return to:
Daniel S. Lefebber
12403 State Route 9
Mount Vernon, WA 98273



201505200080

Skagit County Auditor \$75.00
5/20/2015 Page 1 of 4 3:35PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151809
MAY 20 2015

Escrow No.: 620023690

CHICAGO TITLE
620023690

Amount Paid \$2764.00
Skagit Co. Treasurer
By *mdm* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy Ray Daniels and Raenetta K. Daniels, 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 Daniel S. Lefebber, A Single Man

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

PARCEL "A":

Tax Parcel Number: P23314/340401-0-038-0001

That portion of Government Lot 6 in Section 1, Township 34 North, Range 4 East, W.M., lying Westerly of the Westerly line of the Northern Pacific Railway Company right-of-way, Easterly of the Easterly line of the paved State Road, and Southerly of a fence which runs between a point on said Westerly line of said railway which is 549.7 feet Northerly of the point of intersection of said Westerly line with the Easterly line of said paved State Road (said "Point of Intersection" having been identified on the record as being 332-1/2 feet East and 1139 feet South of the intersection of the center lines of the Pickering and State Roads), and a point on said Easterly line of said road which is 537 feet Northerly of said point of intersection;

EXCEPT that portion of said property, if any, lying within the boundaries of a tract conveyed to Lois W. McAdow by deed dated March 16, 1950 and filed April 12, 1954 as File No. 500211.

EXCEPTING from the above premises the North 162 feet thereof and the South 210 feet thereof.

Situated in Skagit County, Washington.

Parcel "B":

That portion of the West 50 feet of the former railroad right-of-way described below lying between the North and South boundaries of the property described herein extended Easterly 50 feet, more or less, to the centerline of the former railroad right-of-way parcel:

That portion of Government Lots 2 and 6, Section 1, Township 34 North, Range 4 East, W.M., and that portion of the Southwest 1/4 of the Southeast 1/4, and of the East 1/2 of the Southwest 1/4, and of the Southeast 1/4 of the Northwest 1/4, all in Section 36, Township 35 North, Range 4 East, W.M., described as follows:

A strip of land 100.00 feet in width as conveyed to the Seattle Lake Shore and Eastern Railway Company by instruments recorded in Volume 10 of Deeds, page 32, on January 22, 1890, and as conveyed to the S. & I. Railway Company by instrument recorded in Volume 37 of Deeds, page 227, on March 21, 1899, records of Skagit County, Washington.

EXCEPT any portion conveyed to Robert L. Mumford by instrument recorded in Volume 532 of Official

STATUTORY WARRANTY DEED

(continued)

Records, page 70, under Auditor's File No. 8309290021.

ALSO, EXCEPT from Parcels "A" and "B", the following described Tract:

Beginning at the intersection of the East line of State Highway No. 9 with the Northwest corner of Parcel "A" of those premises conveyed to Errol Hanson by Deed recorded November 12, 1999, under Auditor's File No. 199911120059; thence Northerly along said West line a distance of 24 feet 5 inches; thence Easterly to a point on the centerline of the 100 foot wide strip of land conveyed to the Seattle, Lake Shore and Eastern Railway Company by instrument recorded January 22, 1890 in Volume 10 of Deeds, page 32, which is 21 feet 6 inches North of the Northeast corner of Parcel "B" of the above referenced Hanson Deed; thence Southerly along said centerline 21 feet 6 inches to said Northeast corner of Parcel "B"; thence Westerly along the Northerly line of said Parcel "B" and said Parcel "A" to the point of beginning.
Situated in Skagit County, Washington.

Parcel "C":

The North 145.37 feet (as measured along the West line) of the following described parcel:
That portion of the East 50 feet of a strip of land 100 feet in width through Government Lot 6, Section 1, Township 34 North, Range 4 East, W.M., as conveyed to the Seattle Lake Shore & Eastern Railway Co. by deed recorded January 22, 1890, in Volume 10 of Deeds, Page 32, records of Skagit County, Washington, lying Southerly of the Southerly line of that portion of said 100 foot strip conveyed to Jack R. Moore, by deed recorded June 26, 1990, under Auditor's File No. 9006260012, records of County and State.

EXCEPT that portion, if any, lying within State Highway 9 and Front Street

Situated in Skagit County, Washington.

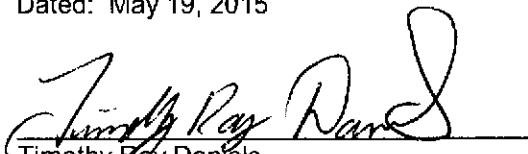
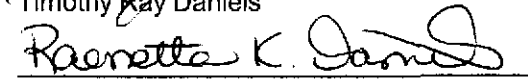
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P23314 / 340401-0-038-0001, 1

Subject to:

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

Dated: May 19, 2015


Timothy Ray Daniels

Raenetta K. Daniels

STATUTORY WARRANTY DEED

(continued)

State of Washington

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

Timothy Ray Daniels + Raenetta K Daniels
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: May 19, 2015

Kathryn A. Freeman

Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish

My appointment expires: 9-01-2018

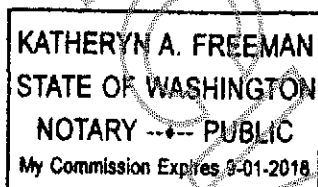


EXHIBIT "A"
Exceptions

1. RESERVATIONS CONTAINED IN DEED

Executed by: Burlington Northern Railroad Company, a Delaware Corporation
Recorded: December 21, 1988
Auditor's No: 8812210041
As Follows:

EXCEPTING AND RESERVING, however, unto said Grantor, its successors and assigns, all of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises hereon conveyed, together with the right of access at all times to exercise said rights.

ALSO, the Grantee, and for its successors and assigns, by acceptance of this deed, hereby releases and forever discharges the Grantor, its successors and assigns, from any and all present or future obligations of the Grantor, its successors and assigns, including but not limited to the construction of or continued maintenance thereto of any railroad fences, snow fences, road crossings, cattle guards, gates, farm crossings, bridges, drainage or irrigation pipes, if any, located and situate on the premises herein conveyed.

2. Record of Survey

Recording Date: December 18, 1997
Recording No.: 9712180058

3. Record of Survey

Recording Date: March 11, 1999
Recording No.: 9903110094

4. Title Notification - Special Flood Hazard Area and the terms and conditions thereof

Recording Date: March 5, 2002
Recording No.: 200203050153

5. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof

Recording Date: March 5, 2002
Recording No.: 200203050154

6. Terms and conditions of Boundary Line Adjustment Warranty Deed

Recording Date: July 18, 2002
Recording No.: 200207180088 being a re-recording of 200207160007

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: August 9, 2004
Recording No.: 200408090127
Matters shown: Encroachment of a shed onto the property to the North by varying amounts and possible encroachment of a shop along the Easterly line of said premises.

8. Declaration of Homestead

Recording Date: April 7, 2014
Recording No.: 201404070053

9. City, county or local improvement district assessments, if any.