

When recorded return to:
Michael B. Farley and Lauren K. Farley
5655 Section Avenue
Anacortes, WA 98221

201506050143
Skagit County Auditor
6/5/2015 Page 1 of 2 3:27PM \$73.00

Recorded at the request of:
Guardian Northwest Title
File Number: A109420

Statutory Warranty Deed

A109420
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Tim D. Fanton and Jean S. Fanton, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael B. Farley and Lauren K. Farley, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 36, Township 36 North, Range 1 East; Ptn. SW 1/4 of SE 1/4, aka Tract B S/P 16-74

Tax Parcel Number(s): P46926, 360136-3-003-0907

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 36 North, Range 1 East, W.M. in Skagit County, Washington, described as follows:

Commencing at the Northwest corner of said subdivision; thence South 1 degree 16' 35" West along the West line of said subdivision 176.27 feet to the point of beginning; thence continuing South 1 degree 16' 35" West 200.00 feet; thence South 88 degrees 37' 45" East 513.68 feet to the Westerly margin of Guemes Island County Road as established 60.00 feet in width; thence North 30 degrees 36' 30" East along said margin 229.20 feet; thence North 88 degrees 37' 45" West 625.96 feet to the point of beginning.

(Also known as Tract B of Short Plat No. 16-74, recorded under Auditor's File No. 804140).

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 6/04/2015

Tim D. Fanton
Tim D. Fanton

Jean S. Fanton
Jean S. Fanton

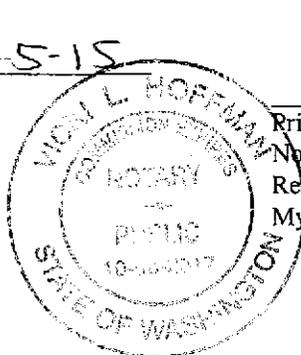
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 2084
JUN 05 2015

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$2,942.⁰⁰
Skagit Co. Treasurer
By Mam Deputy

I certify that I know or have satisfactory evidence that Tim D. Fanton and Jean S. Fanton, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-5-15



Vicki L. Hoffman
Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017

EXHIBIT A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 16-74
Dated: July 26, 1974
Auditor's No.: 804140

B. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 96681 and 208793, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.