

When recorded return to:
Mr. and Mrs. Tracy P. Kane
16135 Mclean Road
Mount Vernon, WA 98273



Skagit County Auditor \$74.00
6/17/2015 Page 1 of 3 11:23AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 152309-SAE ✓

Grantor: Secret Harbor
Grantee: Tracy P. Kane and Esther J. Kane
Tax Parcel Number(s): P22354/340323-0-023-0003
Abbreviated Legal: A Ptn of SW ¼ of NW ¼, 23-34-3 E W.M.

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR(S) SECRET HARBOR, A WASHINGTON NON-PROFIT CORPORATION for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TRACY P. KANE AND ESTHER J. KANE, HUSBAND AND WIFE GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

For Full Legal See Attached Exhibit "A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 152309-SAE.

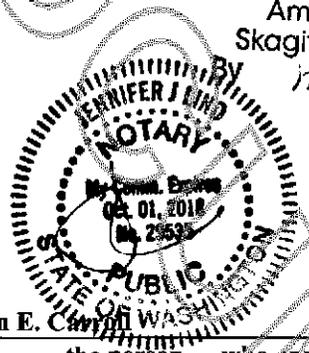
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20152241
JUN 17 2015

Dated June 16, 2015

Secret Harbor

By: Brian E. Carroll, President And CEO

Amount Paid \$6,057.⁰⁰
Skagit Co. Treasurer
mam Deputy



STATE OF Washington }
County of Skagit } SS:
I certify that I know or have satisfactory

Brian E. Carroll
the person who appeared

me, and said person acknowledged He signed this instrument, on oath He is
authorized to execute the instrument and is President and CEO
of Secret Harbor

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 6.17.15

Jennifer J. Lind

Notary Public in and for the State Washington
Residing at PO
My appointment 10/01/18

EXHIBIT A

PARCEL "A":

That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 23, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision;
thence East 10 feet to the place of beginning;
thence North parallel to the West line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 117.68 feet;
thence West 10 feet to the West line of said subdivision;
thence North along said subdivision line 42.32 feet more or less, to a point 160 feet North of the South line thereof;
thence East 80 feet, more or less, to the West line of a tract conveyed to Milton R. Egbers by Deed dated March 15, 1957, recorded March 20, 1957, under Auditor's File No. 548889;
thence South parallel to the West line of said subdivision 160 feet;
thence West 70 feet to the place of beginning; EXCEPT road and ditch rights of way.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the South line of said subdivision, 80 feet East of the Southwest corner thereof, (said point being the Southeast corner of tract conveyed to Edw. C. Ginthner and Faye G. Ginthner, husband and wife, by deed dated February 27, 1950 and recorded January 7, 1953, under Auditor's File No. 483703);
thence North along the East line of said Ginthner tract and East line thereof extended a distance of 205 feet;
thence East 86 feet, more or less, to Northwest corner of tract conveyed to Skagit Valley Trucking Co., Inc., by deed dated March 8, 1954 and recorded March 8, 1954 under Auditor's File No. 498928;
thence South along the West line of said Skagit Valley Trucking Co., Inc., tract 205 feet to the South line of said subdivision;
thence West along the South line of said subdivision 86 feet, more or less, to point of beginning, EXCEPT road right of way.

AND EXCEPT the following described tract:

Beginning at a point 494 feet North $89^{\circ}37'20''$ West of the Southeast corner of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, said point being the Southwest corner of that certain tract recorded March 8, 1954 under Auditor's File No. 498928;
thence North $0^{\circ}22'40''$ East 205 feet along the West boundary of said tract to the Northeast corner of a certain tract recorded March 20, 1957 under Auditor's File No. 548889;
thence North $89^{\circ}37'20''$ West 25.27 feet along the North line of said tract;
thence South $1^{\circ}06'02''$ East 205.07 feet to the South line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence South $89^{\circ}37'20''$ East 19.98 feet to the place of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Southeast ¼ of the Southwest ¼ of the Northwest ¼ of Section 23, Township 34 North, Range 3 East, W.M., described as follows:

**Beginning at a point on the West line of said subdivision 160 feet North 0°18'31" East of the Southwest corner thereof, said point being the Northwest corner of that tract recorded on July 31, 1962 under Auditor's File No. 647466;
thence South 89°37'20" East 80 feet along the North line of said tract to the West line of that tract recorded March 20, 1957 under Auditor's File No. 548889;
thence North 8°18'31" East 45 feet to the Northwest corner of said tract;
thence South 89°37'20" East 71.51 feet;
thence North 1°06'02" West 37.22 feet;
thence South 88°53'58" West 14 feet;
thence South 65°10'31" West 150.88 feet to the West line of said subdivision;
thence South 0°18'31" West 17.60 feet to the point of beginning.**

Situate in the County of Skagit, State of Washington.

EXCEPTING FROM PARCELS 'B' AND 'C', THE FOLLOWING DESCRIBED TRACT:

A portion of Tract 3 as shown and described on Record of Survey for Bud Egbers, filed in Book 15 at page 161 of Surveys on April 27, 1994, records of Skagit County, Washington, located in Section 23, Township 34 North, Range 3 East, W.M., more particularly described as follows:

**Beginning at the Northeast corner of said Tract 3;
thence South 01°06'02" East along the East line of said Tract 3 for a distance of 74.00 feet;
thence South 88°53'58" West a distance of 14.00 feet;
thence North 01°06'02" West a distance of 74.00 feet to a point on the North line of said Tract 3 that bears South 88°53'58" West a distance of 14.00 feet from the Northeast corner of said Tract 3;
thence North 88°53'58" West a distance of 14.00 feet to the true point of beginning of this description.**