

When recorded return to:  
Kody Skvaril and Rachel E. Skvaril  
15875 SneeOosh Road  
La Conner, WA 98257

Recorded at the request of:  
Guardian Northwest Title  
File Number: A109461

201506240094  
Skagit County Auditor  
6/24/2015 Page 1 of 3 3:20PM \$74.00

**Statutory Warranty Deed**

A109461  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTORS** Claymon A. Price Jr. and Colleen M. Price, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Kody Skvaril and Rachel E. Skvaril, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 22, Township 34 North, Range 2 East; Ptn. Gov't Lot 1

**For Full Legal See Attached Exhibit "A"**

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 "B" attached hereto.

Tax Parcel Number(s): **P20636, 340222-0-026-0002**

Dated 6/11/2015

Claymon A. Price Jr.  
Claymon A. Price Jr.

Colleen M. Price  
Colleen M. Price

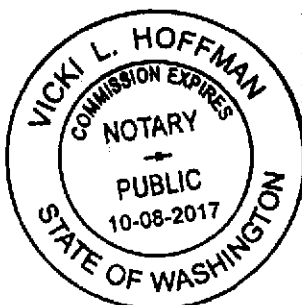
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20152369  
JUN 24 2015

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$9,207.<sup>60</sup>  
Skagit Co. Treasurer:  
By mm Deputy

I certify that I know or have satisfactory evidence that Claymon A. Price Jr. and Colleen M. Price, 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: 6-23-15



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

### PARCEL "A":

All that portion of Government Lot 1 of Section 22, Township 34 North, Range 2 East, W.M., lying Easterly of a line that is parallel with and 400 feet Easterly of measured at right angles to the East line of the Snee-Oosh Road.

### PARCEL "B":

A non-exclusive easement for ingress, egress and utilities, over and across a 20 foot strip of land, the Southeasterly line of said strip of land described as follows:

Beginning at the Southeast corner of Government Lot 1, Section 22, Township 34 North, Range 2 East, W.M.;  
thence West along the South line of said Lot 1, a distance of 104 feet, more or less, to the East line of the Snee-Oosh Road;  
thence Northwesterly along the East line of said road 700 feet to the true point of beginning of said line;  
thence Northeasterly at right angles to the East line of said road 400 feet and the end of said line.

**EXHIBIT B**

**EXCEPTIONS:**

A. Said lands lie within the Swinomish Indian Reservation and may be subject to Governmental regulations and taxation by the Swinomish Tribe of Indians.

**B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: David M. Addie and Nancy K. Addie  
And: Skagit County  
Recorded: December 30, 1994  
Auditor's No.: 9412300127

**C. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Recorded: July 3, 1997  
Auditor's No.: 9707030061  
Purpose: Certain easements for ingress, egress, and utilities and to provide for the joint use and maintenance of any common access way located within such easement

**D. TERMS AND CONDITIONS OF JET AERATION HOME TREATMENT PLANTS:**

Recorded: January 23, 1998  
Auditor's No.: 9801230091

**E. 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: Survey  
Recorded: March 19, 2013  
Auditor's No.: 201303190044

**F. 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: Survey  
Recorded: December 13, 2013  
Auditor's No.: 201312130069

**G. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED FOREST RESOURCE LANDS BY Skagit COUNTY**

Executed By: Claymon Price  
Recorded: September 28, 1998  
Auditor's No.: 9809280017

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

**H. 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: Survey  
Recorded: April 3, 1997  
Auditor's No.: 9704030061