



201507100038

Skagit County Auditor
7/10/2015 Page

1 of

\$74.00
3 11:31AM

When recorded return to:

Kenneth W. Vague, Jr. and LaDonna R. Vague
40720 May Creek Road
Gold Bar, WA 98251

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
20152655
JUL 10 2015**

Escrow No.: 620024385

Amount Paid \$ **3,031.⁰⁰**
Skagit Co. Treasurer
By *mm* Deputy

CHICAGO TITLE

620024385

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lou Ann Toeppen, Unmarried, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Kenneth W. Vague, Jr. and LaDonna R. Vague, a married couple

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

Parcel "A":

P18233

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 5 East Willamette Meridian, lying North of the Lake Cavanaugh County Road, described as follows:

Beginning at the West 1/4 corner of said Section 23, from which the Southwest corner of said Section 23 is South 0° 05' 39" West, 2628.55 feet; thence North 88° 25' 17" East along the North line of said Southwest 1/4 of Section 23, 1104.72 feet to the true point of beginning; thence continue North 88° 25' 17" East along said North line 170.07 feet to the Northeast corner of said Northwest 1/4 of the Southwest 1/4 of Section 23; thence Southerly along the East line of said Northwest 1/4 of the Southwest 1/4 of Section 23, 535.0 feet, more or less, to the Northerly margin of said Lake Cavanaugh Road; thence Westerly along said Northerly margin, 172 feet, more or less, to a point that is South 0° 05' 39" West from the true point of beginning; thence North 0° 05' 39" East parallel with said West line of the Southwest 1/4 of Section 23, 511.0 feet, more or less, to the true point of beginning. (Also known as Tract "B" of Short Plat No. 62-72, approved September 27, 1972.)

EXCEPT railroad right of way, AND EXCEPT that portion, if any, thereof lying within the boundaries of the following described tract:

Beginning at a point on the East line of said Northwest 1/4 of the Southwest 1/4, 500 feet North of the Southeast corner of said subdivision; thence due North along the East line of said subdivision, a distance of 320 feet; thence North 77° 00' West, a distance of 554 feet; thence South 41° 30' West, a distance of 187 feet; thence South 65° 00' East, a distance of 732 feet to the point of beginning.

Situated in Skagit County, Washington.

Parcel "B":

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 5 East Willamette Meridian, lying Northerly of the Lake Cavanaugh Road, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 23; thence North 89°

STATUTORY WARRANTY DEED
(continued)

05' 37" East along the North line of said subdivision, a distance of 1080.54 feet to the true point of beginning; thence continue North 89° 05' 37" East, a distance of 22.78 feet, more or less, to the West line of a tract of land conveyed to James Gremmert, by Deed recorded October 30, 1973 under Auditor's File No. 792705, Records of Skagit County, Washington; thence South 0° 05' 39" West along the West line of said Gremmert Tract, a distance of 495.24 feet, more or less, to a point 30 feet Northerly (as measured at right angles) from the centerline of the existing Lake Cavanaugh Road; thence North 76° 42' 33" West along the Northerly boundary of said road, a distance of 31.54 feet, more or less, to a point that is South 1° 01' 30" West of the point of beginning; thence North 1° 01' 30" East, parallel with the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 23, a distance of 487.71 feet, more or less, to the true point of beginning.

EXCEPT railroad right of way, AND EXCEPT that portion, if any, thereof lying within the boundaries of the following described tract:

Beginning at a point on the East line of said Northwest 1/4 of the Southwest 1/4, 500 feet North of the Southeast corner of said subdivision; thence due North along the East line of said subdivision, a distance of 320 feet; thence North 77° 00' West, a distance of 554 feet; thence South 41° 30' West, a distance of 187 feet; thence South 65° 00' East, a distance of 732 feet to the point of beginning.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P182337 330523-3-002-0100,

Subject to:

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

Dated: July 6, 2015

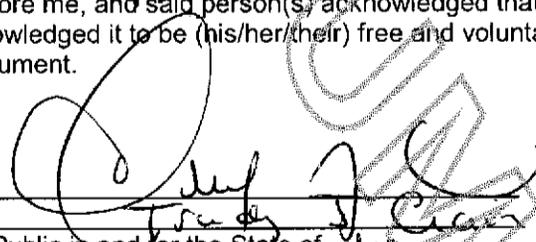


Lou Ann Toepfen

State of Wash
county of Skagit

I certify that I know or have satisfactory evidence that Lou Ann Toepfen
_____ 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: 7-9-15



Name: Trudy J. Crain
Notary Public in and for the State of Wash
Residing at: Carlson
My appointment expires: 7-14-19

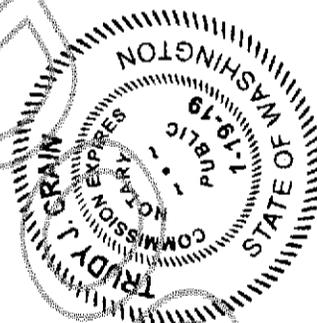


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 17, 1961
Recording No.: 603170
Affects: A portion of said premises

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Skagit County Short Plat No. 62-72.

3. Easement and the terms and conditions thereof:

Recording Date: July 28, 1994
Recording No.: 9407280010

4. 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.

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