

POOR ORIGINAL



201507160097

When recorded return to:
James Adam Perry and Bethany Fallon Econopouly
422B Federal Avenue E.
Seattle, WA 98102

Skagit County Auditor

\$74.00

7/16/2015 Page

1 of

3 3:24PM

Recorded at the request of:
Guardian Northwest Title
File Number: 109468

Statutory Warranty Deed 109468
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Taggart Schoenrock and Dannielle Schoenrock, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James Perry and Bethany Econopouly, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 22, Township 36 North, Range 3 East, Ptn. W 1/2 SE

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): P119253, 360322-4-002-0300

Dated

07/13/15

Taggart Schoenrock

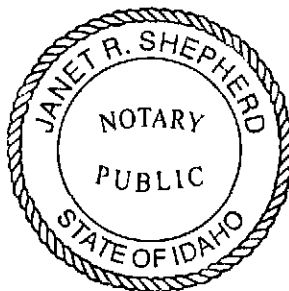
Dannielle Schoenrock

STATE OF Idaho
COUNTY OF Bonner } SS:

I certify that I know or have satisfactory evidence that Taggart Schoenrock and Dannielle Schoenrock, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date:

7/13/16



Printed Name: Janet R. Shepherd
Notary Public in and for the State of Idaho
Residing at Hayden
My appointment expires: 12-27-2017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152753

JUL 16 2015

Amount Paid \$ 4,188.00
Skagit Co. Treasurer
By nam Deputy

EXHIBIT A

That portion of the Northwest 1/4 of the Southeast 1/4 and of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest 1/4 of the Southeast 1/4 (center of Section 22);
thence South $89^{\circ}34'13''$ East, 1,331.33 feet along the North line of said Northwest 1/4 of the Southeast 1/4 to the Northeast corner thereof;
thence South $0^{\circ}35'25''$ East, 459.04 feet along the East line of said Northwest 1/4 of the Southeast 1/4 to the true point of beginning;
thence continue South $0^{\circ}35'25''$ East, 848.01 feet along said East line to the Southeast corner thereof;
thence continue South $0^{\circ}35'25''$ East 237.80 feet along the East line of said Southwest 1/4 of the Southeast 1/4;
thence North $89^{\circ}26'15''$ West, 769.73 feet;
thence North $50^{\circ}59'03''$ West, 222.57 feet;
thence North $45^{\circ}36'24''$ East, 739.60 feet to a point bearing South $43^{\circ}46'00''$ West from the true point of beginning;
thence North $43^{\circ}46'00''$ East, 582.53 feet, more or less, to the true point of beginning.

TOGETHER WITH that certain 60.00 foot easement for ingress, egress and utilities over, under and across a portion of the Northwest 1/4 of the Southeast 1/4 and a portion of the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 36 North, Range 3 East, W.M., recorded under Skagit County Auditor's File No. 9809020069, said easement being 30.00 feet right and 30.00 feet left of the following described centerline:

Beginning at the Southwest corner of the Southeast 1/4 of said Section 22 (Section 1/4 corner);
thence North $0^{\circ}25'37''$ West 1,303.90 feet along the West line of said Southeast 1/4 of the Southwest 1/4 to the Southwest corner of said Northwest 1/4 of the Southeast 1/4 of Section 22;
thence North $45^{\circ}36'24''$ East 248.72 feet to a point hereafter referred to as Point "X" to the true point of beginning of said centerline on a line from said Southwest corner of the Northwest 1/4 of the Southeast 1/4 to the Northeast corner of said Northwest 1/4 of the Southeast 1/4;
thence North $19^{\circ}09'39''$ West 8.36 feet;
thence North $29^{\circ}22'51''$ West 213.33 feet;
thence North $40^{\circ}28'05''$ West 218.24 feet;
thence North $34^{\circ}00'24''$ West 232.82 feet;
thence North $56^{\circ}13'26''$ West 70.68 feet;
thence North $73^{\circ}49'42''$ West 267.96 feet;
thence North $61^{\circ}15'34''$ West 48.63 feet;
thence North $27^{\circ}37'35''$ West 41 feet, more or less, to the Southeasterly line of that certain parcel described in Quit Claim Deed to David Allan, recorded under Skagit County Auditor's File No. 9702050058 and being the terminus of said centerline.

AND ALSO TOGETHER WITH a 60.00 foot wide non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across portions of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of said Section 22, Township 36 North, Range 3 East, W.M., being 30.00 feet right and 30.00 feet left of the following described centerline:

Beginning at the aforementioned Point "X";
thence South $26^{\circ}31'01''$ East, 167.10 feet;
thence South $37^{\circ}49'33''$ East 173.45 feet;
thence South $50^{\circ}59'03''$ East, 300.00 feet, being the terminus of said centerline.

Situate in the County of Skagit, State of Washington.

Exhibit B

EXCEPTIONS:

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

Recorded: December 15, 1942
Auditor's No.: 245598
Purpose: Private roadway
Area Affected: Portion of subject property

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Bert Arthur Hasselberg, Karen Jean Nickles and Cindy Lee Hughes
Recorded: September 2, 1998
Auditor's No. 9809020069
Purpose: A 60.00 foot wide easement for ingress, egress and utilities
Area Affected: Over, under, across and through a portion of the Northwest 1/4 of the Southeast 1/4 and a portion of the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 36 North, Range 3 East, W.M.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Bert A. Hasselberg, Karen J. Nickles and Cindy L. Hughes
Recorded: December 27, 2000
Auditor's No. 200012270032
Purpose: Ingress, egress and utilities
Area Affected: Over, under and across a portion of the Northwest 1/4 of the Southeast 1/4 and a portion of the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 36 North, Range 3 East, W.M.

D. 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: July 17, 2002
Auditor's No.: 200207170073

E. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS, THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: July 22, 2002
Auditor's No.: 200207220158