

AFTER RECORDING MAIL TO:

Richard S. Maness, Jr. and Abby Maness
832 Old Highway 99 North Road
Bellingham, WA 98229



201507300091

Skagit County Auditor

\$74.00

7/30/2015 Page

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3 3:31PM

Filed for Record at Request of:
First American Title Insurance Company

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GUARDIAN NORTHWEST TITLE CO.

105965

STATUTORY WARRANTY DEED

File No: 4243-2424721 (D1)

Date: July 24, 2015

Grantor(s): **Ronald E. North and Brenda E. North**

Grantee(s): **Richard S. Maness, Jr. and Abby Maness**

Abbreviated Legal: **Parcel A:Section 1, Township 36 North, Range 3 East; Ptn. NE of SE
Parcels B, C, & D:Section 6, Township 36 North, Range 4 East; Ptn. SE of SW and Ptn.
Gov't Lot 7**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P48969 and P111693 and P48951 and P47560**

THE GRANTOR(S) Ronald E. North and Brenda E. North, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Richard S. Maness, Jr. and Abby Maness, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Parcel "A":

**That portion of the South ½ of the Northeast ¼ of the Southeast ¼ lying Easterly of
Primary State**

**Highway No. 1, as conveyed to the State of Washington, by Deed dated August 22,
1962, recorded**

**September 25, 1962, under Auditor's File No. 626676, in Section 1, Township 36 North,
Range 3 East**

W.M.;

Parcel "B":

**The North ½ of Government Lot 7, Section 6, Township 36 North, Range 4 East W.M.,
TOGETHER**

**WITH that portion of the South ½ of Government Lot 7 of Section 6, Township 36
North, Range 4 East**

W.M., more particularly described as follows:

Beginning at the Northeast corner of said South ½ of Government Lot 7; thence North 87°45'26" West, 849.17 feet along the North line of said South ½ of Government Lot 7 to the true point of beginning; thence continuing along said North line of Government Lot 7 North 87°45'26" West, 457.63 feet; thence South 52°48'33" East, 14.31 feet; thence South 38°07'54" East, 37.81 feet; thence South 87°45'26" East, 421.40 feet; thence North 02°14'34" East, 37.00 feet to the true point of beginning; EXCEPT State Highway No. 1; ALSO EXCEPT that portion described as follows: Beginning at the Southeast corner of said North ½ of Government Lot 7; thence North 01° 26'54" East along the East line of said Government Lot 7, 100 feet; thence North 87° 45'26" West, 140 feet; thence South 01°26'54" West, 100 feet; thence South 87°45'26" East 139.9 feet to the point of beginning.

Parcel "C":

That portion of the Southeast ¼ of the Southwest ¼ lying Westerly of the State Highway No. 1, EXCEPT the South 5 ½ acres thereof, in Section 6, Township 36 North, Range 4 East W.M..

Parcel "D":

An easement for ingress and egress and utilities over and across the following described portion of

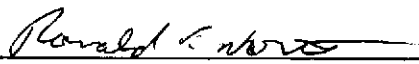
Government Lot 6 of Section 6, Township 36 North, Range 4 East W.M.:

Beginning at the Southwest corner of said Government Lot 6; thence East along the South line of said

Government Lot 6, a distance of 36 feet; thence Northwesterly to a point on the West line of said

Government Lot 6 that is 36 feet North of the point of beginning; thence South to the point of beginning.

Subject To: 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.


Ronald E. North


Brenda E. North

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015/2989
JUL 30 2015

Amount Paid \$ 5,879.00
Skagit Co. Treasurer
By  Deputy

APN: P48969

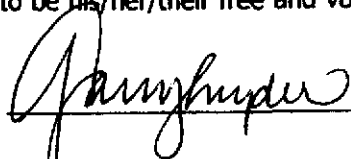
Statutory Warranty Deed
- continued

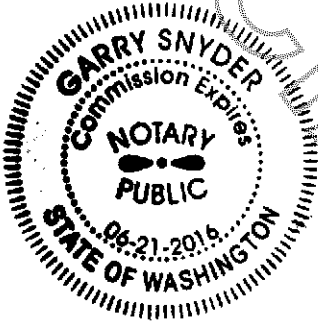
File No.: 4243-2424721 (DJ)

STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **Ronald E. North and Brenda E. North**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 27, 2015





Notary Public in and for the State of Washington
Residing at: Dayton, Wash. 99328
My appointment expires: 6-21-16