

When recorded return to:
Mr. and Mrs. Kenneth M. Ramble
2510 Oakes Avenue
Anacortes, WA 98221



201508140021
Skagit County Auditor \$74.00
8/14/2015 Page 1 of 3 9:23AM

Filed for Record at Request of
Land Title & Escrow
Escrow Number: 153071-SAE ✓

Grantor: Stephen P. McInerney and Linda Huang Lee
Grantee: Kenneth M. Ramble and Janet L. Ramble
Tax Parcel Number(s): P58136/3809-001-007-0008, P100889/350114-0-005-0200, P31696/350123-0-002-1007
Abbreviated Legal: W 1/2 Lot 5, All Lots 6 & 7, Blk 1, Northern Pacific Add.; TGW Ptn RR Adj & TGW Ptn Trs. 1 & 2,

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR(S) STEPHEN P. MCINERNEY AND LINDA HUONG LEE, WHO ACQUIRED TITLE AS LINDA H. MCINERNEY, EACH UNMARRIED INDIVIDUALS AS TO AN UNDIVIDED ONE-HALF INTEREST, EACH AS THEIR SEPARATE PROPERTY for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KENNETH M. RAMBLE AND JANET L. RAMBLE, HUSBAND AND WIFE GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

Full Legal Description Attached

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. 153071-SAE.

Dated August 3, 2015

Stephen P. McInerney

Linda Huang Lee

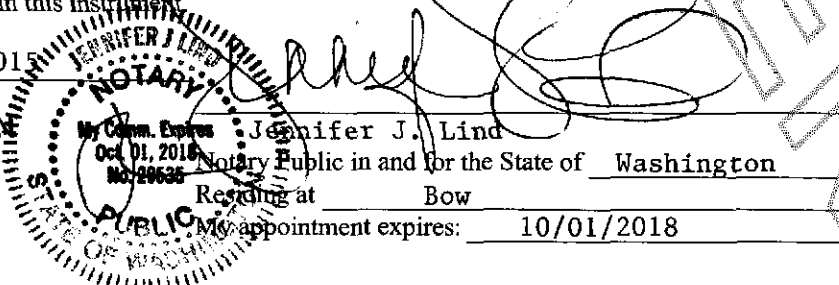
STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Stephen P. McInerney and Linda Huang Lee

the person who appeared before me, and said person 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

Dated: Aug. 10, 2015

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3190
AUG 14 2015



Residing at Bow
My appointment expires: 10/01/2018

Amount Paid \$13,088.00
Skagit Co. Treasurer
By Deputy

PARCEL "A":

The West ½ of Lot 5 and all of Lots 6 and 7, Block 1, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

That portion of the Burlington Northern Railroad right-of-way designated as Northern Pacific Railroad on the plat map of "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of Block 1 of said plat;
thence North 21°36'44" West along the Westerly line of said Block 1, a distance of 163.00 feet to the Northwest corner of said Block 1;
thence North 71°49'17" East along the Northerly line of said Block 1, a distance of 150.27 feet to the true point of beginning;
thence North 21°36'44" West, a distance of 142.71 feet;
thence North 71°17'58" East, a distance of 18.72 feet;
thence North 63°12'42" East, a distance of 56.53 feet;
thence South 21°36'44" East, a distance of 151.36 feet to a point on the Northerly line of said Block 1; hence South 71°49'17" West along the Northerly line of said Block 1, a distance of 75.14 feet to the true point of beginning.

ALSO that portion of the following described Tract "RR" which lies between the Northwesterly extensions of the Southwesterly and Northeasterly lines of that certain tract of land conveyed to John N. Planch, et ux, by that certain Quit Claim Deed recorded July 6, 1988, under Auditor's File No. 8807060065, records of Skagit County, Washington.

TRACT "RR":

Tracts 1 and 2, PLATE 7 ANACORTES TIDELANDS in Section 14, Township 35 North, Range 1 East, W.M., and all that part of Tract 1, Plate 7 in Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the initial point of said Tract 1 of Section 23;
thence West 305 feet;
thence South 70°44' West 855 feet;
thence South 23° East 112 feet;
thence North 69°10' East 136 feet;
thence North 70°53' East 533.5 feet;
thence North 73°12' East 444 feet;
thence North 17°45' East 32 feet to beginning.

EXCEPT and excluding from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1, Plate 7, Section 23, and all that part thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Beginning at the initial point of Tract 1, Plate 7, said Section 23;
thence South $17^{\circ}45'$ West, 32 feet;
thence South $73^{\circ}12'$ West 444 feet;
thence South $70^{\circ}53'$ West, $533 \frac{5}{10}$ feet;
thence South $69^{\circ}10'$ West 136 feet;
thence North 22° , no minutes West, 40 feet;
thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23,
which point is 40 feet Northwesterly measured at right angles to the second course herein described;
thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North
 $17^{\circ}45'$ East, 66 feet from the initial point of Lot 1, Tract 1, Section 23;
thence South $17^{\circ}45'$ West, 66 feet to the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.