

When recorded return to:
Timothy A. Gurno and Cynthia J. Gurno
17422 Britt Road
Mount Vernon, WA 98273



201508210087
Skagit County Auditor
8/21/2015 Page 1 of 3 1:37PM \$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024559

CHICAGO TITLE

620024559

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel B. Farber and Jean M. Farber, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Timothy A. Gurno and Cynthia J. Gurno, husband and wife and
Frances A. Beck, an unmarried individual

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

That portion of Government Lot 2, Section 31, Township 34 North, Range 4 East of the Willamette
Meridian, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P29248 / 340431-0-013-0004.

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620024559, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

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

Dated: August 13, 2015

Daniel B. Farber

Jean M. Farber

State of Washington
County of Skagit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

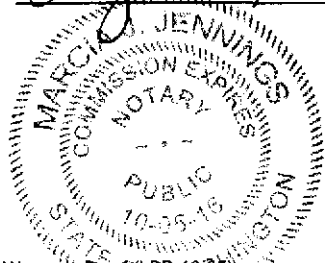
2015 3325
AUG 21 2015

Amount Paid \$ 8193.00
Skagit Co. Treasurer
By HTD Deputy

I certify that I know or have satisfactory evidence that

Daniel B. Farber and Jean M. Farber
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: August 13, 2015



Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley
My appointment expires: 10/15/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. 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.
2. Right of way for Ditch and Dike, constructive notice of which is contained in various instruments of record.
3. Record of Survey:
Recorded: November 16, 2007
Auditor's No.: 200711160139
4. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: March 23, 2011
Recording No.: 201113230073
5. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof:

Recording Date: May 4, 2011
Recording No.: 201105040073
6. City, county or local improvement district assessments, if any.
7. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

EXHIBIT "A"

Order No.: 620024559

For APN/Parcel ID(s): P29248 / 340431-0-013-0004

That portion of Government Lot 2, Section 31, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said Government Lot 2, which point bears North $88^{\circ}59'30''$ East, a distance of 710 feet from the Southwest corner of said Lot 2;
thence North $88^{\circ}59'30''$ East along the South line of said Government Lot 2, a distance of 265 feet;
thence North $00^{\circ}36'00''$ West, a distance of 311 feet;
thence South $88^{\circ}59'30''$ West, a distance of 265 feet;
thence South $00^{\circ}36'00''$ East, a distance of 311 feet to the point of beginning.

EXCEPT roads.

Situated in Skagit County, Washington.