

When recorded return to:
Shayla L. Francis and Rachel A. Price
17563 Ervine Lane
Mount Vernon, WA 98274



Skagit County Auditor
8/27/2015 Page 1 of 3 3:30PM \$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024795

CHICAGO TITLE

620024795

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel C. Moos, as his 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 Shayla L. Francis and Rachel A. Price, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

The North Half of the Northwest Quarter of the Southeast Quarter of Section 34, Township 34
North, Range 4 East of the Willamette Meridian,

EXCEPT the North Half of the Northeast Quarter of the Northwest Quarter of the Southeast
Quarter;

TOGETHER WITH the North Quarter of the Southeast Quarter of the Northwest Quarter of the
Southeast Quarter of said Section 34.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress, and utilities over and across an abandoned railroad grade
referred to in documents recorded under Auditor's File Nos. 374439, 378727, 378728, and 869367,
and across the East 20 feet of that portion of the Southwest Quarter of the Northeast Quarter lying
South of the Big Lake Road.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P29738 / 340434-4-004-0038,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20153425

AUG 27 2015

Amount Paid \$9793.22

Skagit Co. Treasurer
By HJ Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 17, 2015

Daniel C. Moos
Daniel C. Moos

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Daniel C. Moos is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/17/15

Name: Donna Lee Reed
Notary Public in and for the State of WASHINGTON
Residing at: MARYSVILLE WA
My appointment expires: 10/1/2015

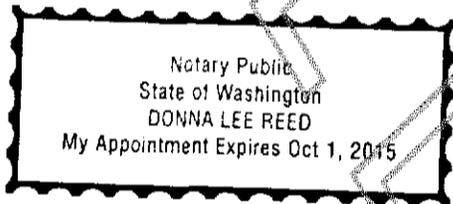


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: James E. McKeehan and Edna S. McKeehan
Purpose: Road
Recording No.: 378838
Affects: A strip of road 20 feet in width over the abandoned railroad grade
2. 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: Public utilities
Recording Date: February 17, 1961
Recording No.: 604293
Affects: A portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Michael A. Youngquist and Jeanne M. Youngquist
Purpose: Ingress, egress and utilities over and across an abandoned railroad grade
Recording Date: September 10, 1985
Recording No.: 8509100063
Affects: A portion of said premises
4. Terms and conditions of an affidavit
Recording Date: September 16, 1986
Recording No.: 8609160040
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Undisclosed
Purpose: Gravel turnout spot
Recording Date: August 19, 1988
Recording No.: 8808190008
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
6. Easement Agreement including the terms, covenants and provisions thereof
Recording Date: August 19, 1988
Recording No.: 8808190008
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 23, 1991
Recording No.: 9107230076
Affects: Portion of said premises
8. City, county or local improvement district assessments, if any.