

WHEN RECORDED RETURN TO:

Kenneth W. Vague Jr and LaDonna R. Vague  
40720 May Creek Road  
Gold Bar, WA 98251



201509110056

Skagit County Auditor \$74.00  
9/11/2015 Page 1 of 3 12:04PM

CHICAGO TITLE

620015157

Escrow Number: 123182

Filed for Record at Request of: *Mason County Title Company*

**STATUTORY WARRANTY DEED**

THE GRANTOR, **Vera Hazel Gene Tingley**, an unmarried woman for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Kenneth W. Vague Jr and LaDonna R. Vague, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO

Abbreviated Legal:  
PTN NW SW, 23-33-05

Tax Parcel Number(s): 18234/330523-3-002-0209 and 18237/330523-3-002-0506

Dated: September 08, 2015

*Vera Hazel Gene Tingley*  
\_\_\_\_\_  
Vera Hazel Gene Tingley

20153677  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 11 2015

Amount Paid \$ 503.40  
By *RF* Skagit Co. Treasurer Deputy

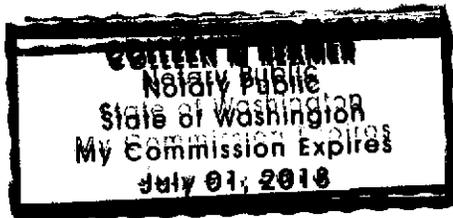
State of Washington

County of Mason

I certify that I know or have satisfactory evidence that **Vera Hazel Gene Tingley** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10th day of September, 2015

*Colleen Reamer*  
\_\_\_\_\_  
Notary name printed or typed: Colleen Reamer  
Notary Public in and for the State of WA  
Residing at Allyn  
My appointment expires: July 01, 2018



## EXHIBIT "A"

File No.: 123182

### Legally described as:

#### **PARCEL A:**

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 5 East Willamette Meridian, lying Northerly of the Lake Cavanaugh Road, being more particularly described as follows:

Commencing at the West ¼ corner of said Section 23, from which the Southwest corner of said Section 23 is South 0°05'39" West 2628.55 feet;

Thence North 88°25'17" East, along the North line of said Southwest Quarter of Section 23, 914.64 feet to the TRUE POINT OF BEGINNING;

Thence continue North 88°25'17" East, along said North line, 190.00 feet;

Thence South 0°05'39" West, parallel to said West line of the Southwest Quarter of Section 23, 511.0 feet, more or less, to the Northerly margin of said Lake Cavanaugh County Road;

Thence North 76°42'33" West, along said Northerly margin, 195.15 feet to a point that is South 0°05'39" West from the POINT OF BEGINNING;

Thence North 0°05'39" parallel with said West line of the Southwest Quarter of Section 23, 461.0 feet, more or less, to the TRUE POINT OF BEGINNING. (also known as Tract A of Skagit County Short Plat No. 62-72).

EXCEPT that portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 5 East Willamette Meridian, lying Northerly of the Lake Cavanaugh Road, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 23; thence North 89° 05' 37" East along the North line of said subdivision, a distance of 1080.54 feet to the true point of beginning; thence continue North 89° 05' 37" East, a distance of 22.78 feet, more or less, to the West line of a tract of land conveyed to James Gremmert, by Deed recorded October 30, 1973 under Auditor's File No. 792705, Records of Skagit County, Washington; thence South 0° 05' 39" West along the West line of said Gremmert Tract, a distance of 495.24 feet, more or less, to a point 30 feet Northerly (as measured at right angles) from the centerline of the existing Lake Cavanaugh Road; thence North 76° 42' 33" West along the Northerly boundary of said road, a distance of 31.54 feet, more or less, to a point that is South 1° 01' 30" West of the point of beginning; thence North 1° 01' 30" East, parallel with the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 23, a distance of 487.71 feet, more or less, to the true point of beginning.

AND EXCEPT railroad right of way, AND ALSO EXCEPT that portion, if any, thereof lying within the boundaries of the following described tract:

Beginning at a point on the East line of said Northwest 1/4 of the Southwest 1/4, 500 feet North of the Southeast corner of said subdivision; thence due North along the East line of said subdivision, a distance of 320 feet; thence North 77° 00' West, a distance of 554 feet; thence South 41° 30' West, a distance of 187 feet; thence South 65° 00' East, a distance of 732 feet to the point of beginning.

Situated in Skagit County, Washington.

#### **PARCEL B:**

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 5 East Willamette Meridian, lying Northerly of the Lake Cavanaugh Road, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 23;

Thence North 89°05'37" East along the North line of said subdivision, a distance of 890.43 feet to the true point of beginning;

Thence continue North 89°04'37" East, a distance of 22.86 feet, more or less, to the West line of a tract of land conveyed to Brian L. Tingley and Vera Hazel Gene Tingley, husband and wife, by Deed recorded October 30, 1973 under Auditor's File No. 792704, records of Skagit County, Washington;

Thence South 0°05'39" West along the West line of said Tingley Tract, a distance of 447.37 feet, more or less, to a point 30 feet Northerly (as measured at right angles) from the centerline of the existing Lake Cavanaugh Road;

Thence North 76°42'33" West along the Northerly boundary of said road, a distance of 30.82 feet, more or less, to a point that is South 1°01'30" West of the point of beginning;

Thence North 1°01'30" East, parallel with the East line of the Northwest Quarter of the Southwest Quarter of said Section 23, a distance of 440.00 feet, more or less, to the true point of beginning.

EXCEPT railroad right of way, AND EXCEPT that portion, if any, thereof lying within the boundaries of the following described tract:

Beginning at a point on the East line of said Northwest 1/4 of the Southwest 1/4, 500 feet North of the Southeast corner of said subdivision; thence due North along the East line of said subdivision, a distance of 320 feet; thence North 77° 00' West, a distance of 554 feet; thence South 41° 30' West, a distance of 187 feet; thence South 65° 00' East, a distance of 732 feet to the point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT B**

**Subject to the following matters of record:**

**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: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: January 17, 1961

Recording No.: 603170

Affects: A portion of said premises

**Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications,** building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Skagit County Short Plat No. 62-72:

**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.