



201510230087

Skagit County Auditor

\$75.00

10/23/2015 Page

1 of

3 3:12PM

When recorded return to:

Chad Kruger and Tonya Kruger  
27393 Minkler Rd.  
Sedro Woolley, WA 98284

**STATUTORY WARRANTY DEED****THE GRANTOR(S) Julie A Curry who aquired title as Julie Curry, a single woman**

for and in consideration of \$10.00 and good and other valuable considerations  
in hand paid, conveys, and warrants to Chad Kruger and Tonya Kruger, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: Ptn E 1/2 of NW 1/4, 15-35-5 W .M.

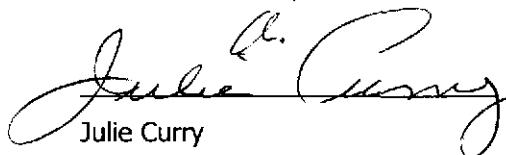
Subject to Exhibit "B" attached hereto and made a part hereof

Tax Parcel Number(s): 350515-0-010-0005 P39113

**Land Title and Escrow**

Dated: October 21, 2015

153463-0

  
Julie Curry

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015 4363

OCT 23 2015

Amount Paid \$ 4585.10

Skagit Co. Treasurer

By  Deputy

State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that Julie A. Curry (is/are) the person(s) who  
appeared before me, and said person(s) acknowledge 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: 10/22/15



Notary Public in and for the State of Washington

My appointment expires: 10/22/17



## Exhibit "A"

That portion of the East ½ of the East ½ of the Northwest ¼ of Section 15, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the North and South centerline of said Section 15, which is 620 feet North of the North line of Minkler Road, (formerly State Highway 17-A);  
thence West, a distance of 20 feet;  
thence South 30° to a point 490 feet North of the North line of said Highway;  
thence South 86°15' West, a distance of 490 feet to the Northwest corner of that certain tract of land described in Deed to Carol Hardin, by Quit Claim Deed recorded under Auditor's File No. 777684, records of Skagit County, Washington;  
thence South along the West boundary of said Hardin Tract, a distance of 13.6 feet to the point of beginning of this description;  
thence North 83°49'37" West, a distance of 85.0 feet;  
thence South 0°41'52" West, a distance of 442.4 feet to a point 50 feet, when measured at right angles, North of the North line of said Highway;  
thence North 86°15' East parallel with said highway, a distance of 90.1 feet to the West line of said Hardin Tract;  
thence South parallel with the North and South centerline of said Section 15, a distance of 50 feet to the North line of said Highway;  
thence North 86°15' East, along the North line of said highway, a distance of 21.84 feet;  
thence North 07°04'42" East, a distance of 103.79 feet;  
thence North 10°25'24" East, a distance of 193.30 feet;  
thence North 15°55'27" West, a distance of 60.63 feet;  
thence North 01°35'15" East, a distance of 208.57 feet to a point which bears South 83°49'37" East, a distance of 42.92 feet from the point of beginning of this description;  
thence North 83°49'37" West, a distance of 42.92 feet to the point of beginning of this description.

TOGETHER WITH a non-exclusive easement for ingress and egress, over and across an existing driveway, 12 feet wide as granted by instrument recorded October 29, 2001, under Auditor's File No. 200110290113, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

## Exhibit "B"

### A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Power & Light Company
Purpose:	Construction and maintenance of 2 transmission lines, together with right of ingress and egress
Area Affected:	Exact location not disclosed on the record
Dated:	March 31, 1925
Recorded:	June 15, 1925
Auditor's No.:	164887 in Volume 137 of Deeds, page 109

### B. CONDITIONS CONTAINED IN INSTRUMENT AND THE TERMS AND CONDITIONS THEREOF:

Recorded:	October 29, 2001
Auditor's No.:	200110290113
As Follows:	

"This easement is created with the understanding that the owner of Parcel B, his heirs and/or assigns, will reasonably participate financially toward the upkeep and maintenance of the portion of the driveway encumbered by the easement."