



201510300057

When recorded return to:  
Sean Matthews and Rachel Matthews  
P.O. Box 1468  
Starwood, WA 98292

Skagit County Auditor \$76.00  
10/30/2015 Page 1 of 4 11:34AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620025103

**CHICAGO TITLE**  
**620025103**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kenneth R. Davis, an unmarried man and Candace M. Davis, Personal Representative of The Estate of Earl M. Davis Jr.,

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Sean Matthews and Rachel Matthews, husband and wife

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

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

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

PTN NE NE, 11-33-03 Tax/Map ID(s):

Tax Parcel Number(s): P15696 / 330311-1-008-0107,

Subject to:

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

Dated: October 22, 2015

Kenneth R. Davis

The Estate of Earl M. Davis Jr.,

BY:   
Candace M. Davis  
Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015 11457  
OCT 30 2015

Amount Paid \$ 5345.40  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON  
County of King

I certify that I know or have satisfactory evidence that Candace M. Davis is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Earl M. Davis, Jr. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 29, 2015

Lourea L. Garka  
Name: Lourea L Garka  
Notary Public in and for the State of WASHINGTON  
Residing at: Arlington  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires 10-27-2018

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P15696 / 330311-1-008-0107**

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That portion of the Northeast Quarter of the Northeast Quarter of Section 11, Township 33 North, Range 3 East, W.M., described as follows:

Beginning at a point on the East side of Section 11 and 379.7 feet South from its Northeast corner;  
Thence run South 936.6 feet to a stake at the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 11, thence run West 69 feet to the East bank of Dry Slough;  
Thence North 5 degrees 40' East 192.9 feet;  
Thence North 24 degrees 47" West 259.4 feet;  
Thence North 47 degrees 53' West 539.7 feet;  
Thence North 11 degrees 37' West 58.7 feet;  
Thence East 255.3 feet;  
Thence North 26 degrees 30' West 100.4 feet;  
Thence East 353.9 feet to the point of beginning.

EXCEPT the South 422 feet thereof conveyed to Paul Havas and Nancy Havas, husband and wife, by instrument recorded December 18, 1970 under Auditor's File No. 746906.

AND EXCEPT that portion, if any, lying within the boundaries of the County Road known as Dry Slough Road.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. 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: September 8, 1978  
Recording No.: 887020

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Pipe or pipes and line or lines for the transportation of water  
Recording Date: December 13, 1978  
Recording No.: 893024

3. 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.

4. City, county or local improvement district assessments, if any.