

POOR ORIGINAL

AFTER RECORDING MAIL TO:

Stan McMillion and Deanna McMillion
PO Box 546
Darrington, WA 98241



201511200060

Skagit County Auditor \$76.00
11/20/2015 Page 1 of 4 10:56AM

STATUTORY WARRANTY DEED

110412
GUARDIAN NORTHWEST TITLE CO.

Escrow No. 15110224LE
Title Order No. 110412

THE GRANTOR(S) Estate of Georgia M. Smith-Shirley, deceased

for and in consideration of Ten Dollars and other good and valuable consideration
in hand paid, conveys, and warrants to Stan McMillion and Deanna McMillion, Husband and Wife
the following described real estate, situated in the County of Snohomish, State of Washington:

See Exhibit "A" attached hereto

Abbreviated Legal: (Required is full legal not inserted above) Section 31, Township 33 North, Range 10 East: Ptn. E1/2 aka TR. 20 Trail Creek

Tax Parcel Number(s): 331031-1-004-0808/ P18829

SUBJECT TO: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment No. 110412 issued by First American Title, and set forth in Exhibit "B", attached hereto and by this reference made a part thereof.

Dated: November 16, 2015

Estate of Georgia M. Smith-Shirley

BY: *Rhoda S. Pitzer* as P.R.
Rhoda S. Pitzer, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154723
NOV 20 2015

Amount Paid \$ 2052.00
Skagit Co. Treasurer

By *M.M.* Deputy

STATE OF Washington

) ss.

COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that Rhoda S. Pitzer is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he was/she was/they were authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Smith-Shirley to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 19th day of November, 2015.

Pamela M. Peterson

Notary Public in and for the State of Washington
residing at *Marysville*
My Commission Expires: 7-09-2017

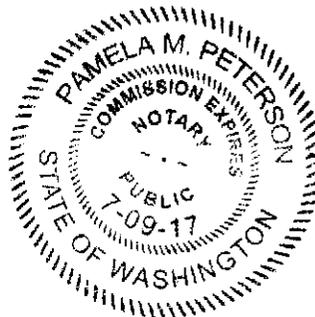


EXHIBIT 'A'

Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of the East 1/2 of the East 1/2 of Section 31, Township 33 North, Range 10 East, W.M., described as follows:

Beginning at the East quarter corner of said Section 31; thence North 88 degrees 38' 58" West, 30 feet to a point on the West line of an existing road; thence along said West line South 01 degrees 21' 02" West, 18.61 feet to a point; thence North 89 degrees 11' 09" West, 334.75 feet to the true point of beginning; thence continuing North 89 degrees 11' 09" West, 334.75 feet; thence North 01 degrees 21' 02" East, 651.28 feet; thence South 89 degrees 11' 09" East, 334.75 feet; thence South 01 degrees 21' 02" West, 651.28 feet to the true point of beginning

(Also shown as Tract 20 of Survey known as Trail Creek, recorded in Volume 92 of Official Records, Pages 576 to 589, inclusive, under Skagit County Auditor's File No. 772764.)

UNOFFICIAL COPY
exhibit "b"

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: August 17, 1972
Recorded: August 17, 1972
Auditor's No.: 772763
Executed By: The Quadrant Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED

Declaration Dated: November 13, 1972
Recorded: November 15, 1972
Auditor's No.: 776807
Executed By: The Quadrant Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED

Declaration Dated: October 19, 1993
Recorded: October 19, 1993
Auditor's No.: 9310190027
Executed By: The Quadrant Corporation

Said covenants were further amended by documents recorded under Auditor's File Nos. 9309230009 and 9309290013, records of Skagit County, Washington

B. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Trustees for the Stockholders of the Sound Timber Company, a Corp.
Recorded: January 16, 1950
Auditor's No.: 440499
As Follows:

Grantors hereby reserve all ores and minerals of any nature whatsoever, including, but not limited to coal, oil and gas, together with the right to enter upon said lands for the purpose of exploring the same for such ores and minerals and for the purpose of drilling, opening, developing and working in mines and wells thereon and taking out and removing therefrom all such ores and minerals, and to occupy and make use of so much of the surface of said land as may be reasonably necessary for said purposes, provided that the Grantee and the Grantee's successors and assigns, shall be paid just and reasonable compensation for any injury or damage to the surface of said lands to the crops or to the improvements thereon caused by the exercise of any rights herein reserved, provided, further, that the exercise of such rights by the Grantors shall not be postponed or delayed pending reasonable efforts to agree upon or have determined such just and reasonable compensation.

UNOFFICIAL DOCUMENT

Exhibit B (continued)

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: June 1972
Auditor's No.: 772764

Said Survey was amended by Survey recorded November 15, 1972 under Auditor's File No. 776808.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Snohomish County
and General Telephone Company of the
Northwest, Inc.
Purpose: Electric distribution line
Area Affected: Over all private roads in Trail Creek and portion
of Tracts 1, 2, 5, 7 and 8
Recorded: April 26, 1973
Auditor's No.: 784768

E. Any ~~tax, fee, assessments or charges~~ ^{Future} as may be levied by Trail Creek Community Association.