



201512040094

Skagit County Auditor \$76.00
12/4/2015 Page 1 of 4 11:35AM

When recorded return to:
Doug Bryson
32195 State Route 20
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245378464

CHICAGO TITLE
620025690

STATUTORY WARRANTY DEED

THE GRANTOR(S) Salena Levy formerly Salena Anderson, an unmarried person as her separate estate

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

in hand paid, conveys, and warrants to Doug Bryson, a married man as his separate property

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

See Exhibit "A" attached hereto

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

Tax Parcel Number(s): P40908, 350609-3-004-0012

Subject to:

Subject to Exhibit "B" attached hereto.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2154843
DEC 04 2015

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 1, 2015




Salena Levy

State of WASHINGTON
County of ~~Whatcom~~ Skagit

I certify that I know or have satisfactory evidence that Salena Levy 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: 12/2/2015



Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Hoquiam
My appointment expires: 8/19/18

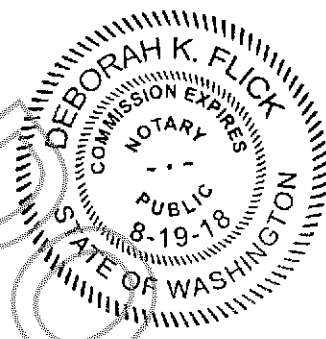


Exhibit "A"

Parcel A:

That portion of the Southwest Quarter of the Southwest Quarter of Section 9, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision;
Thence North along the West section line of said Section 379.5 feet to the true point of beginning;
Thence East 660 feet on a line parallel with the South section line of said Section;
Thence North 170 feet on a line parallel with the West section line of said Section;
Thence Southwesterly to a point of the West section line of said section, which is 90 feet North of the true point of beginning;
Thence South to the true point of beginning.

ALSO, the South 379.5 feet of the Southwest Quarter of the Southwest Quarter of Section 9, Township 35 North, Range 6 East, W.M.,

EXCEPT road;

AND EXCEPT abandoned right of way of the Puget Sound and Baker River Railroad, conveyed to the State of Washington for highway purposes by deed dated February 12, 1958 and recorded May 23, 1958 under Auditor's File No. 56568, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Parcel B:

That portion of the Northwest Quarter of the Northwest Quarter of Section 16, Township 35 North, Range 6 East, W.M., and of the Southwest Quarter of the Southwest Quarter of Section 9, said Township and Range, which lies within the following described tract:

Beginning at the Northwest corner of said Section 16;
Thence Southerly, along the Westerly line of said Section, to intersect the right of way line drawn parallel with and 75 feet Northerly, when measured at right angles, from the survey line of State Highway Route No. 20, Minkler Lake to Alder Creek;
Thence Easterly, along said right of way line, to a point opposite Highway Engineer's Station 609.5 on said survey line;
Thence Northerly, along that right of way line of said highway drawn at right angles to said survey line, to intersect a line bearing North 87°01'10" West from a point on the South line of said Section 9, opposite Highway Engineer's Station 610.00 on said survey line;
Thence North 87°01'10" West to the Westerly line of the Southeast Quarter of the Southwest Quarter of said Section;
Thence Southerly, along said Westerly line, to the Northerly line of said Section 16;
Thence Westerly, along said Northerly line, to the point of beginning;

ALSO, that portion of the Southwest Quarter of the Southwest Quarter of said Section 9, lying within the abandoned right of way of the Puget Sound and Baker River Railroad Company.

Situated in Skagit County, Washington.

Exhibit "B"

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Pacific Northwest Traction Company
Purpose: Transmission line
Recording Date: November 16, 1912
Recording No.: 93619
Affects: Portion of said premises
2. 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: November 11, 1925
Recording No.: Volume 138 of Deeds, page 131
Affects: Portion of said premises
3. 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: August 17, 1984
Recording No.: 8408170031
Affects: Portion of said premises
4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: October 26, 1981
Recording No.: 8110260031
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Alice Ostrander
Purpose: Driveway
Recording Date: March 29, 1990
Recording No.: 9003290093
Affects: Portion of said premises
6. Easement for Use of Well including the terms, covenants and provisions thereof
Recording Date: March 29, 1990
Recording No.: 903290094
7. Real Estate Contract including the terms, covenants and provisions thereof
Recording Date: March 29, 1990
Recording No.: 9003290095
8. Low Flow Mitigation Summary including the terms, covenants and provisions thereof
Recording Date: April 22, 2005
Recording No.: 200504220122