

When recorded return to:
Matthew David Ethridge



201512090076

Skagit County Auditor

\$78.00

12/9/2015 Page

1 of

6 2:51PM

Recorded at the request of:
Guardian Northwest Title
File Number: 110182

Statutory Warranty Deed

110182

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Frankie Scott Johnson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Matthew David Ethridge the following described real estate, situated in the County of Skagit, State of Washington

* a married man as his separate estate

Abbreviated Legal:

Section 29, Township 35 North, Range 10 East; Ptn. Gov't Lots 3, 4 and 10

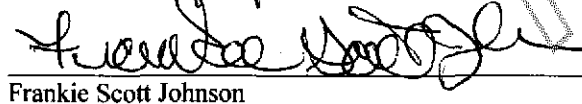
For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

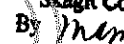
Tax Parcel Number(s): P45620, 351029-0-004-0000, P45621, 351029-0-005-0009, P126367, 351029-0-008-0100

Dated

12/1/15


Frankie Scott Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154967
DEC 09 2015

Amount Paid \$ 11,557.²⁰
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Frankie Scott Johnson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date:

12/1/15



Printed Name: ~~Katie Hickok~~ Tolleta Southwick
Notary Public in and for the State of Washington
Residing at MU
My appointment expires: 1/07/2019 12/15/17

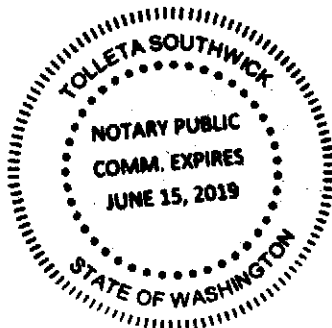


EXHIBIT A

PARCEL "B":

Government Lot 4 of Section 29, Township 35 North, Range 10 East, W.M.;

TOGETHER WITH that portion of Government Lot 3 of said Section 29 that lies Southerly and Westerly of the Line described below;

ALSO TOGETHER WITH that portion of Government Lot 10 of said Section 29 that lies BOTH Southerly of the Line described below and Easterly of a line drawn parallel with the North/South centerline of said Section 29 at a point where this Easterly portion of Government Lot 10 South of the Line will when combined with Government Lot 4 as described herein and when combined with the portion of Government Lot 3 described herein will equal a total of 40.00 acres.

Line:

Beginning at a point on the 1/16 Section line which is 117.4 feet North of the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 35 North, Range 10 East, W.M.; thence North 65°15' East 342.5 feet; thence North 69°30' East 200.0 feet; thence North 73°45' East 209.8 feet; thence North 67° East 278.0 feet; thence North 73°45' East 750 feet; thence North 75°30' East 322.0 feet; thence North 62°45' East 122.0 feet; thence North 72°15' East 310 feet; thence South 87°30' East 312.0 feet; thence South 89°30' East 556.0 feet; thence South 15°15' East 567.6 feet; thence South 27° East 390.0 feet; thence South 47°15' East 496.8 feet to a point on the East Section line of said Section 29 which is North of the Southeast section corner 2,407.0 feet.

TOGETHER WITH non-exclusive easements for ingress and egress to said lots over and across the following described properties as more fully described on Auditor's File Nos. 8305230041 and 8703310004:

The West 60 feet of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 35 North, Range 10 East, W.M., lying North of the County (Martin Ranch) Road; and in Section 28 of said Township and Range, the West 60 feet of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 and the South 40 feet of the West 60 feet of the North 1/2 of the Southeast 1/4 of the Southwest 1/4 and the South and West 40 feet of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 and the South 40 feet of the West 40 feet of the Northwest 1/4 of the Southwest 1/4; and in Section 29 of said Township and Range, the South 40 feet of the Northeast 1/4 of the Southeast 1/4.

AND TOGETHER WITH a non-exclusive easement for use, maintain, repair and replace the existing power vault and electric lines connected thereto as conveyed on August 29, 2008 under Auditor's File No. 200808290108.

SCHEDULE "B-1"
Exhibit B

EXCEPTIONS:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

C. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Trustees for the stockholders of The Sound Timber Company
Recorded: September 6, 1949
Auditor's No.: 435450
As Follows: Mineral reservations
Affects: Government Lot 4 - Section 29 and easement in the West ½ of the Southwest ¼ of Section 28

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Selective Logging Company
Recorded: September 6, 1949
Auditor's No. 435450
Purpose: Railroad
Area Affected: All of the subject property

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Scott Paper Company
Recorded: January 21, 1955
Auditor's No. 512129
Purpose: Roads
Area Affected: Government Lot 4 - Section 29 and easement in the Northeast ¼ of the Southwest ¼ of Section 29 and easement in the North ½ of the Southwest ¼ of the Southwest ¼ of Section 28

F. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: October 14, 1987
Recorded: October 21, 1987
Auditor's No.: 8710210009
Purpose: Right of enter said premises to operate, maintain, repair underground electric transmission and/or distribution systems together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: Portions of Government Lots 3 and 10

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Scott Paper Company
Recorded: November 13, 1974
Auditor's No. 810035
Purpose: "...use, maintenance, repair and reconstruction of a road..."
Area Affected: Easement in the Southeast ¼ of the Southwest ¼ of Section 28

H. Terms and provisions of those certain easement documents recorded October 21, 1975 as Auditor's File No. 825112, a supplement to 825111, especially those provisions calling for a gate in Section 33.

Technically said documents don't hit the subject easement but they may be intended to affect a portion of the subject easement.

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Nature Conservancy
Dated: May 17, 1977
Recorded: October 31, 1977
Auditor's No. 867766
Purpose: "...road..."
Area Affected: The West 25 feet of the subject easement in Section 33

J. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: January 15, 1960
Recorded: February 4, 1960
Auditor's No.: 590629
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: The North 35 feet of subject easement in Section 33

K. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: January 15, 1960
Recorded: February 24, 1960
Auditor's No.: 591235
Purpose: Right to construct, operate, maintain, repair, replace and
enlarge one or more electric transmission and/or distribution
lines over and/or under the right of way;
Location: Portions of subject easement in Sections 28 and 33

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Nature Conservancy, et al
Dated: May 20, 1983
Recorded: May 23, 1983
Auditor's No. 8305230040
Purpose: "...road..."
Area Affected: Subject easement in Section 33

M. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Jack Martin and May Martin
Recorded: July 5, 2007
Auditor's No.: 200707050122
For: Ingress and egress
Affects: Portion of said premises

N. TERMS AND CONDITIONS OF BOUNDARY LINE ADJUSTMENT:

Dated: June 15, 2007
Recorded: July 5, 2007
Auditor's No.: 200707050121

O. TERMS AND CONDITIONS OF TITLE NOTIFICATION - SPECIAL FLOOD HAZARD:

Dated: October 2, 2007
Recorded: October 3, 2007
Auditor's No.: 200710030074

P. TERMS AND CONDITIONS OF TITLE NOTIFICATION:

Recorded: October 3, 2007
Auditor's No.: 200710030075

Q. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Edward Watson, et al
Recorded: February 21, 2008
Auditor's No.: 200802210096
Purpose: Roadway and maintenance
Area Affected: Portions of said premises and other property

R. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Recorded: August 29, 2008
Auditor's No.: 200808290001

S. TERMS AND CONDITIONS OF AFFIDAVIT:

Dated: August 25, 2008
Recorded: August 29, 2008
Auditor's No.: 200808290106

T. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: February 19, 2009
Auditor's No.: 200902190014

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200603290102.

U. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Recorded: February 7, 2008
Auditor's No.: 200802070122