

When recorded return to:
Kenneth Sheffield
17583 Ervine Lane
Mount Vernon, WA 98274



201601280072

Skagit County Auditor

\$77.00

1/28/2016 Page

1 of

5 1:39PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025916

CHICAGO TITLE

620025916

STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016275

JAN 28 2016

Amount Paid \$ 5612.⁰⁸
Skagit Co. Treasurer
By *mm* Deputy

THE GRANTOR(S) James E. Ervine and Margie G. Ervine, husband and wife

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

in hand paid, conveys, and warrants to Kenneth Sheffield, a single man

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

PARCEL A:

The South Half of the Southwest Quarter of the Southeast Quarter of Section 34, Township 34 North, Range 4 East, W.M.,

TOGETHER with that portion of the North Half of the Southwest Quarter of the Southeast Quarter of Section 34, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southwest corner of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter of said Section 34;
Thence South 89 degrees 32'18" East along the South line of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter of said Section 34, a distance of 38.63 feet to the point of beginning of this description;
Thence North 46 degrees 29'15" West, a distance of 65.78 feet;
Thence North 7 degrees 08'55" West, a distance of 106.30 feet;
Thence North 23 degrees 17'26" West, a distance of 29.54 feet;
Thence North 34 degrees 21'30" West, a distance of 38.39 feet;
Thence North 55 degrees 14'55" West, a distance of 16.12 feet;
Thence North 86 degrees 36'08" West, a distance of 26.00 feet;
Thence North 67 degrees 46'48" West, a distance of 18.74 feet;
Thence North 17 degrees 52'34" West, a distance of 99.18 feet;
Thence North 42 degrees 23'00" East, a distance of 25.66 feet to a point on the Westerly line of that certain 40.00 foot wide road right of way as reserved in Quit Claim Deed filed under Auditor's File No. 803998, records of Skagit County, Washington;
Thence South 47 degrees 37'00" East along said Westerly right of way line a distance of 208.20 feet to a curve to the right having a radius of 239.25 feet;
Thence Southerly along said Westerly right of way line of said curve through a central angle of 33 degrees 46'34", an arc distance of 141.04 feet;
Thence South 13 degrees 50'25" East along said Westerly right of way line, a distance of 84.01 feet to a point on the South line of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 34;
Thence North 89 degrees 32'18" West a distance of 80.95 feet to the point of beginning.

EXCEPT that portion of the South Half of the Southwest Quarter of the Southeast Quarter of Section 34, Township 34 North, Range 4 East, W.M., described as follows:

P29743

STATUTORY WARRANTY DEED

(continued)

Commencing at the Southwest corner of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter of said Section 34;

Thence South 89 degrees 32'18" East along the South line of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter of said Section 34, a distance of 167.20 feet to a point on the Northerly prolongation of the Easterly line of that certain 40.00 foot wide road right of way as reserved in Quit Claim Deed filed under Auditor's File No. 803998, records of Skagit County, Washington;

Thence South 1 degree 31'48" East, a distance of 87.10 feet to a point on the Easterly line of said right of way and the point of beginning of this description;

Thence South 1 degree 31'48" East along said Easterly right of way line, a distance of 181.52 feet;

Thence South 1 degree 17'44" West along said Easterly right of way line, a distance of 53.62 feet;

Thence North 88 degrees 28'12" East, a distance of 144.01 feet;

Thence North 1 degree 31'48" West, a distance of 205.04 feet;

Thence South 88 degrees 33'59" West, a distance of 58.58 feet to a curve to the right having a radius of 130.00 feet;

Thence Westerly and Northerly along said curve through a central angle of 39 degrees 35'02", an arc distance of 89.81 feet to the point of beginning of this description.

INCLUDING a 1993 66x27 Marlette Mobile Home, VIN H006711AB, title of which has been eliminated.

Situated in Skagit County, Washington

PARCEL B:

The East 20 feet of the East Half of the Southwest Quarter of the Northeast Quarter of Section 34, Township 34 North, Range 4 East, W.M., South of county road known as Little Mountain road.

Situated in Skagit County, Washington.

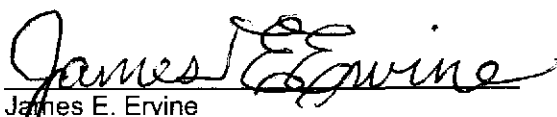
Abbreviated Legal: (Required if full legal not inserted above.)

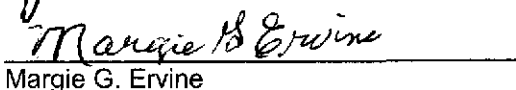
Tax Parcel Number(s): P29743 / 340434-4-005-0201, P29741 / 340434-4-005-0011, P29701 / 340434-1-009-0005, P104064 / 340434-4-005-0300,

Subject to:

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

Dated: January 27, 2016


James E. Ervine


Margie G. Ervine

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that JAMES E. ERVINE
AND MARGIE G. ERVINE
is/are the person(s) who appeared before me, and said person(s) acknowledged 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: January 27, 2016

Martin E. Lehr
Name: MARTIN E. LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

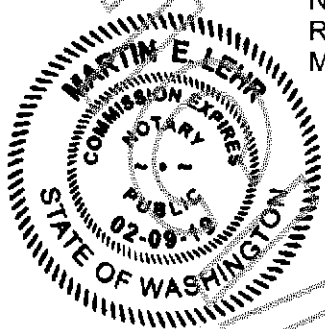


EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: English Lumber Company
Recording No.: 378729

Amended by
Recording No. 526705

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: February 3, 1961
Recording No.: 604292

3. Right of Way Agreement including the terms, covenants and provisions thereof

Recording Date: February 4, 1976
Recording No.: 829587

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

Granted to: Nancy B. Ervine
Purpose: Private road and ingress and egress
Recording Date: June 24, 1977
Recording No.: 859090

Corrected deed
Recording Date: May 21, 1991
Recording No.: 9105210025

5. Affidavit including the terms, covenants and provisions thereof

Recording Date: September 16, 1986
Recording No.: 8609160040

6. Easement Agreement including the terms, covenants and provisions thereof

Recording Date: August 19, 1988
Recording No.: 8808190008

7. 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 16, 1993
Recording No.: 9308160089

8. Record of Survey

Recording Date: January 4, 1995
Recording No.: 9501040015

9. Title Notification - Property Designated Forest Resource Lands including the terms, covenants and provisions thereof

EXHIBIT "A"

Exceptions
(continued)

Recording Date: August 29, 1997
Recording No.: 9708290177

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

Granted to: Ruby M. Ervine
Purpose: Ervine Lane
Recording Date: May 22, 2001
Recording No.: 200105220108

11. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: August 17, 2009
Recording No.: 200908170158

12. Boundary Line Adjustment Quit Claim Deeds including the terms, covenants and provisions thereof

Recording Date: August 13, 2012
Recording No.: 201208130101 and 201208130102

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

Granted to: Alan E. Herbert And Darcy Y. Herbert
Purpose: Water line and well protection
Recording Date: August 13, 2012
Recording No.: 201208130101

14. The Land has been classified as Timber Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: March 5, 1973
Recording No.: 781387

Continuance:
Recording Date: October 29, 2001
Recording No.: 200110290101

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

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

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.