

When recorded return to:
Michael Preuss and Mindy Preuss
21408 Little Mountain Road
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 110451



Skagit County Auditor

2/5/2016 Page

1 of

4

\$76.00
1:39PM

Statutory Warranty Deed

110451
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR The Heirs and Devisees of James R. Doucett, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael Preuss and Mindy Preuss, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 34, Township 34 North, Range 4 East; Ptn. SE NW

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): P29718, 340434-2-008-0004, P100569, 340434-2-008-0400

Dated

2-2-16

Estate of James Doucett


By: Dennis Koselke, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 385

FEB 05 2016

Amount Paid \$ 3,200.¹⁰

Skagit Co. Treasurer

By  Deputy

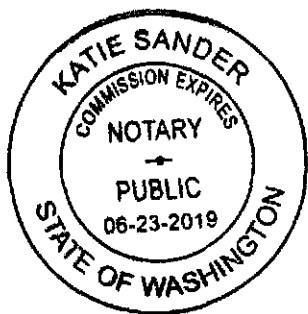
STATE OF Washington

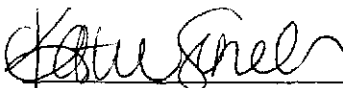
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Estate of James Doucett, 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:

2-2-16




Printed Name: Katie Hickok Sander

Notary Public in and for the State of

Washington

Residing at Mount Vernon

My appointment expires: 1/07/2019 6-23-19

EXHIBIT A

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Northeast corner of the Northwest $\frac{1}{4}$ of said Section 34; thence South $01^{\circ}14'27''$ West along the East line of said Northwest $\frac{1}{4}$, a distance of 1,621.83 feet to the South line of the Little Mountain Road; thence South $89^{\circ}22'17''$ West along said South line, a distance of 30.02 feet to the West line of the East 30 feet of the Northwest $\frac{1}{4}$ of said Section 34 and the point of beginning of this description; thence South $89^{\circ}22'17''$ West along the South line of the Little Mountain Road, a distance of 294.54 to the point of curvature of a curve to the right having a radius of 1,175.92 feet; thence Westerly along the South line of the Little Mountain Road and said curve through a central angle of $21^{\circ}22'08''$ and an arc distance of 438.57 feet to the Northeast corner of the property conveyed to Eric A. Swanson and Leah M. Swanson by Statutory Warranty Deed recorded under Auditor's File No. 200007280107; thence South $03^{\circ}52'30''$ East along the East line of said Swanson property, a distance of 523.28 feet to the Southeast corner thereof; thence South $41^{\circ}17'12''$ East, a distance of 279.10 feet to the North line of the South 305.03 feet of the Northwest $\frac{1}{4}$ of said Section 34; thence South $89^{\circ}37'36''$ East, along said North line, a distance of 489.99 feet to the West line of the East 30 feet of the Northwest $\frac{1}{4}$ of said Section 34; thence North $01^{\circ}14'27''$ East, along said West line, a distance of 662.25 feet to the point of beginning of this description.

TOGETHER WITH MH 1994 BIRCHFIELD 40X14
SN 44411186 G MH ELM # 201601130043

Exhibit B

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: Dempsey Lumber Company
Recorded: March 28, 1917
Auditor's No.: 118266

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

In Favor Of: Leah E. Johnson
Filed: February 14, 1972
Cause No.: 32269
For: "...to use the spring...ingress and egress...purpose of maintaining or repairing the water line..."
Affects: An undisclosed portion of the subject property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2
Dated: January 27, 1979
Recorded: February 13, 1979
Auditor's No.: 896575
Purpose: Sanitary sewers
Area Affected: A 10 foot wide portion of the subject property

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

Recorded: October 30, 1987
Auditor's No.: 8710300023

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Georgia Pacific Corporation
Dated: August 18, 1989
Recorded: August 18, 1989
Auditor's No.: 8908180025
Purpose: East 30 feet of the subject property
Area Affected: ingress, egress and utilities

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

Recorded: December 18, 1989
Auditor's No.: 8912180106

G. Any question that may arise regarding the location of the spring and easement disclosed by
decree entered in Skagit County Cause No. 32269 shown at Paragraph B hereinabove.

H. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded
under Auditor's File No. 200909180004.

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

Name: Survey
Recorded: April 7, 2010
Auditor's No.: 201004070032