

When recorded return to:

Mr. and Mrs. Nathaniel B. Sakuma
15522 Benson Road
Bow, WA 98232



201602250058

Skagit County Auditor

\$76.00

2/25/2016 Page

1 of

4 12:56PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 154252-OE

Grantor: Bryan S. Sakuma and Barbara K. Sakuma
Grantee: Nathaniel B. Sakuma and Lisa M. Sakuma

Statutory Warranty Deed

Land Title and Escrow

THE GRANTOR BRYAN S. SAKUMA and BARBARA K. SAKUMA, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to NATHANIEL B. SAKUMA and LISA M. SAKUMA, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lot 2, SP 92-023; Being A Ptn Of NE NW, 27-25-3 E W.M.

Lot 2 of Short Plat No. 92-023, approved November 18, 1992, recorded November 19, 1992, in Book 10 of Short Plats, pages 140 and 141, under Auditor's File No. 9211190029, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M.,

EXCEPT that portion of Lot 2, described as follows: *15 L3*

Beginning in the Northwest corner of Lot 2 of said Short Plat No. 92-023, also being the Northeast corner of Lot 1 of said Short Plat No. 92-023;
thence South 89°26'48" East along the North line of said Lot 2, also being the Southerly right of way margin of Benson Road for a distance of 23.50 feet;
thence South 0°10'30" West parallel with the East line of said Lot 1 for a distance of 161.97 feet;
thence North 89°26'48" West parallel with the South line of said Lot 1 for a distance of 193.06 feet, more or less, to the Westerly line of said Lot 2 at a point bearing South 4°16'28" West from the Southwest corner of said Lot 1;
thence North 4°16'28" East along said West line of Lot 2 for a distance of 17.00 feet, more or less, to said Southwest corner of Lot 1;
thence South 89°26'48" East along the South line of said Lot 1 for a distance of 135.00 feet to an angle point in said South line;
thence North 47°13'39" East along the Southeasterly line of said Lot 1 for a distance of 45.56 feet to an angle point in said line at a point bearing South 0°10'30" West from the true point of beginning;
thence North 0°10'30" East along the East line of said Lot 1 for a distance of 113.74 feet, more or less, to the Northeast corner said Lot 1, and being the point of beginning.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 350327-2-001-0200, P104029

Subject to all covenants, conditions, restrictions, reservations, agreements and easements, of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 154252-OE.

Subject To: Exhibits "A" and "B" attached hereto and made part herof by this reference.

Dated 2/22/2016

Bryan S. Sakuma
Bryan S. Sakuma

Barbara K. Sakuma
Barbara K. Sakuma

Attached to and made part of Statutory Warranty Deed
Sakuma/Sakuma

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Bryan S. Sakuma and Barbara K. Sakuma**

the person who appeared before me, and said person acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

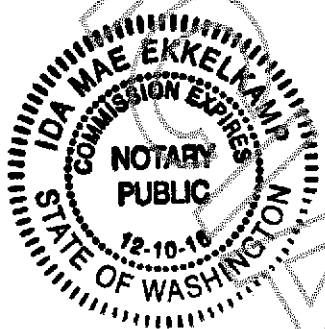
Dated: 2/25/16

Ida Mae Ekkelkamp

Notary Public in and for the State of Skagit

Residing at Mount Vernon

My appointment expires: 12/10/2016



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Will Smith

FEB 25 2016

Amount Paid \$ 5496.30

Skagit Co. Treasurer

By MG Deputy

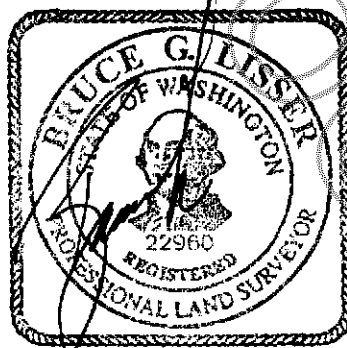
Exhibit "A"

A twelve-foot (12.0') wide non-exclusive mutually beneficial easement for ingress and egress over, under and across the existing driveway within Lots 1, 2 and 4 shown on the face of Short Plat No. 92-023 approved November 18, 1992 and recorded November 19, 1992 under Auditor's File No. 9211190029 and also shown on that certain Boundary Line Adjustment recorded under Auditor's File No. 201507010083 and more particularly shown on the attached Exhibit "B".

The driveway is to be maintained equally by all users.

The intent of this easement is to provide access over and across the existing driveway without encumbering or encroaching upon any structures or improvements outside of the travel area.

Situate in the County of Skagit, State of Washington.



1-21-10

EXHIBIT "B"

EASEMENT EXHIBIT MAP IN A PORTION OF THE
NE 1/4 OF THE NW 1/4 OF
SECTION 27, T. 35 N., R. 34 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: BRYAN AND BARBARA SAKUMA

