

When recorded return to:  
Adam Karp and Kim Henry Karp  
16498 Old School Trail Road  
Bow, WA 98232



201603010045  
Skagit County Auditor \$76.00  
3/1/2016 Page 1 of 4 2:17PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026001

CHICAGO TITLE  
620026001 STATUTORY WARRANTY DEED

THE GRANTOR(S) Corwin Fergus, a married man as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Adam P. Karp and Kim S. Karp, a married couple

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

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

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

PTN SW NW AND NE SW, 26-36-03 AND PTN TRACT E, SURVEY 9202130038

Tax Parcel Number(s): P99148 / 360326-2-007-0100, P48340 / 360326-3-001-0008, P119528 /  
360326-1-004-0200

Subject to:

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

Dated: February 26, 2016

Corwin Fergus

Cynthia Novotny

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

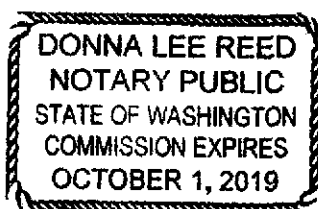
2016654  
MAR 01 2016

Amount Paid \$ 11,525.00  
Skagit Co. Treasurer  
By [Signature] Deputy

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Corwin Fergus and Cynthia Novotny are the  
persons who appeared before me, and said persons acknowledged that they signed this instrument  
and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this  
instrument.

Dated: 2/29/16



Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2019

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P99148 / 360326-2-007-0100, P48340 / 360326-3-001-0008 and P119528 / 360326-1-004-0200**

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**PARCEL A:**

A tract of land in the Northwest Quarter of Section 26, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southeast corner of said Northwest Quarter;  
Thence South 89 degrees 40'13" West along the South line thereof, a distance of 658.01 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section;  
Thence North 0 degrees 09'49" East along the prolongation of the West line of said Northeast Quarter of the Northeast Quarter of the Southwest Quarter, a distance of 55.41 feet;  
Thence North 69 degrees 34'55" East, a distance of 702.64 feet to the East line of the Northwest Quarter;  
Thence South 0 degrees 07'31" West along said East line, a distance of 296.76 feet to the point of beginning.

Situated in Skagit County, Washington.

**PARCEL B:**

The Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 26, Township 36 North, Range 3 East, W.M.

Situated in Skagit County, Washington.

**PARCEL C:**

That portion of Tract "E" of Survey Map recorded in Volume 12 of Surveys on pages 99 and 100 and filed under Auditor's File No. 9202130038, records of Skagit County in the East Half of Section 26, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the center quarter section of Section 26;  
Thence North along the West line of said Tract "E" also known as the Southwest Quarter of the Northeast Quarter, a distance of 396.76 feet;  
Thence North 89 degrees 16'35" East parallel to the North line of said Tract "E", a distance of 150.00 feet;  
Thence South 01 degrees 10'51" West parallel to the West line of said Tract "E", a distance of 531.70 feet;  
Thence South 22 degrees 13'42" West, a distance of 417.66 feet to the Southwest corner of said Tract "E";  
Thence North along said West line of said Tract "E" also known as the Northwest Quarter of the Southeast Quarter, a distance of 523.54 feet to the point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. 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: April 29, 1991  
Recording No.: 9105290084
2. Quit Claim Deed Boundary Line Adjustment including the terms, covenants and provisions thereof  
  
Recording Date: October 31, 1991  
Recording No.: 9110310035 being a re-recording of 9110240055
3. Easement including the terms, covenants and provisions thereof  
  
Recording Date: October 24, 1991  
Recording No.: 9110240057
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: August 5, 1992  
Recording No.: 9208050108  
  
Said document replaces and supercedes those covenants files under Skagit County Auditor's File No. 9207080067.
5. Skagit County Conditional Agreement - Alternative Sewage System Installations including the terms, covenants and provisions thereof  
  
Recording Date: September 22, 1992  
Recording No.: 9209220114
6. 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: March 31, 1993  
Recording No.: 9303310048
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, 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, or source of income, 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 on Survey:  
  
Recording No: 9202130038
8. Quit Claim Deed Boundary Line Adjustment including the terms, covenants and provisions thereof  
  
Recording Date: October 31, 2002  
Recording No.: 200210310015
9. As to any portion of said land now, formerly or in the future covered by water: Questions or

## EXHIBIT "B"

### Exceptions (continued)

adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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