

When recorded return to:
Donald R. Nachtigal and Linda Nachtigal
56548 Sturgeon Lane
Darrington, WA 98241

201603040112
Skagit County Auditor \$77.00
3/4/2016 Page 1 of 5 3:15PM

Filed for record at the request of:
TICOR TITLE COMPANY
2825 Colby Ave, Ste. 300
Everett, WA 98201

⑤
TICOR TITLE
70041435

Escrow No.: 70041435

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sabine Financial Services, Inc., a Delaware corporation
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Donald R. Nachtigal and Linda Nachtigal, husband and wife
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 SE 33-33-10E
Tax Parcel Number(s): P18938, 331033-4, 010-0117

Subject to:
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: February 23, 2016

Sabine Financial Services, Inc., a Delaware Corporation

BY: Andre W. Souang
Andre W. Souang
President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 711
MAR -4 2016

Amount Paid \$ 3743.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED

(continued)

~~CA~~ CALIFORNIA

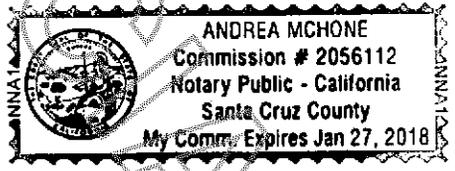
State of ~~Washington~~

County of ~~SANTA CRUZ~~

I certify that I know or have satisfactory evidence that Andre W. Souang is the person(s) who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Sabine Financial Services, Inc. a Delaware Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 02/25/2014


Name: ANDREA MCHONE
Notary Public in and for the State of CA
Residing at: SANTA CRUZ
My appointment expires: 01/27/2018



UNOFFICIAL DOCUMENT

EXHIBIT "A"
Legal Description

Parcel A:

The South 209.00 feet of the West 209.00 feet of the following described tract:

The South half of the Southwest quarter of the Southeast quarter of Section 33, Township 33 North, Range 10 East of the Willamette Meridian, except the West 4 acres thereof;

Situate in Skagit County, Washington.

Parcel B:

The East 208.42 feet of the West 417.42 feet of the South 209.00 feet of the following described tract:

The South half of the Southwest quarter of the Southeast quarter of Section 33, Township 33 North, Range 10 East of the Willamette Meridian, except the West 4 acres thereof;

Situate in Skagit County, Washington.

Parcel C:

The West 153.11 feet of the following described tract:

The South half of the Southwest quarter of the Southeast quarter of Section 33, Township 33 North, Range 10 East of the Willamette Meridian, lying South of Sturgeon Road as it existed April 4, 1988, except the West 4 acres of said South half of the Southwest quarter of the Southeast quarter, and the South 209.00 feet thereof;

Situate in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as shown in the document

Recording Date: September 8, 1942
Recording No.: 355408

The exact location and extent of said easement is not disclosed of record.

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

Granted to: Public Utility District No. 1 of Snohomish County
Purpose: Electric transmission and/or distribution system and appurtenances thereto
Recording Date: December 9, 1952
Recording No.: 482803
Affects: The North 40 feet of Parcel C

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

Granted to: Public Utility District No. 1 of Snohomish County
Purpose: Electric transmission and/or distribution system and appurtenances thereto
Recording Date: July 28, 1972
Recording No.: 771789
Affects: Parcel C

The exact location and extent of said easement is not disclosed of record.

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

Purpose: Water lines for domestic use
Recording Date: January 24, 1974
Recording No.: 795933

The exact location and extent of said easement is not disclosed of record.

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

Purpose: Ingress, egress and utilities
Recording Date: May 30, 1972
Recording No.: 768896
Affects: West 20 feet of Parcel C

6. Reservations and recitals contained in the Deed as set forth below:

Grantor: W.M. Lindsey and Emma S. Lindsey, his wife
Recording Date: April 24, 1900
Recording No.: 33240

Said document provides for, among other things, the following:
All coal and other minerals are reserved and excepted from this conveyance

Note: No search has been made as to the present ownership of reserved mineral rights

7. Reservations and recitals contained in the Deed as set forth below:

Grantor: The Sound Timber Company
Recording Date: February 9, 1948
Recording No.: 148848

EXHIBIT "B"
Exceptions
(continued)

Note: No search has been made as to the present ownership of the above rights

8. Covenants, conditions, easements and restrictions, contained in the following instrument;

Recording Date: March 3, 1981
Recording No.: 8103030029

9. Boundary Line Adjustment, including the terms, covenants and provisions thereof;

Recording Date: April 4, 1988
Recording No.: 8504040011