

When recorded return to:
Malia Christiansen
12830 Summit Trail Lane
Anacortes, WA 98221



Skagit County Auditor \$76.00
3/29/2016 Page 1 of 4 3:43PM

Recorded at the request of:
Guardian Northwest Title
File Number: A11216

Statutory Warranty Deed

A11216
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Douglas B. Shepherd and Sandra L. Shepherd, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Malia Christiansen, a married woman as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 4, Township 34 North, Range 2 East; Ptn. SE SE; and
Section 9, Township 34 North, Range 2 East; Ptn. Govt. Lots 1 and 2;
(aka Lot 2, Short Plat #PL-10-0206)

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): P130496, 340204-4-019-0100

Dated 3/23/2016

Douglas B. Shepherd Sandra L. Shepherd
Douglas B. Shepherd Sandra L. Shepherd

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 1062
MAR 29 2016

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 2,141.00
Skagit Co. Treasurer
By Vicki Hoffman Deputy

I certify that I know or have satisfactory evidence that Douglas B. Shepherd and Sandra L. Shepherd, 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: 3-28-16

Vicki Hoffman
Printed Name: Vicki Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017

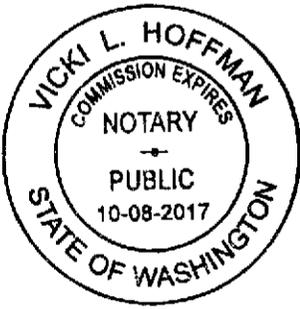


EXHIBIT A

Lot 2, Short Plat #PL-10-0206, approved January 11, 2011, recorded January 12, 2011 under Auditor's File No. 201101120057, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 4, Township 34 North, Range 2 East W.M., and Government Lots 1 and 2 of Section 9, Township 34 North, Range 2 East W.M..

TOGETHER with and subject to a non-exclusive easement for ingress, egress and utilities as described in documents recorded under Auditor's File Nos. 9510090036, 200409210127 and delineated on the face of Short Plat #PL-04-0070 and Short Plat #PL-10-0206.

EXHIBIT B

EXCEPTIONS:

A. Exceptions and reservations contained in Deed from the State of Washington, recorded under Auditor's File Nos. 91418, 108593 and 164186, whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of said entry. This matter applies only to that portion of said premises comprising tidelands of the Second Class.

B. RESERVATION CONTAINED IN DEED:

Executed by: Scott Paper Company, a Pennsylvania Corporation
Dated: July 7, 1989
Recorded: July 7, 1989
Auditor's No.: 8907070037
Regarding: Reservation of minerals

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: November 6, 1997
Recorded: January 9, 1998
Auditor's No.: 9801090065
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: Reference is hereby made to the record for full particulars

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Midgie Enterprises, LLC
Auditor's No.: September 21, 2004
Purpose: 200409210127

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

Name: Short Plat No. PL-04-0070
Recorded: September 21, 2004
Auditor's No.: 200409210129

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Dated: August 24, 2004
Recorded: September 21, 2004
Auditor's No.: 200409210128
Purpose: Protected Critical Area Easement Agreement
Area Affected: Affects Tracts A and B, protected critical areas only

G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Midgie Enterprises, LLC
And: Midgie Enterprises, LLC
Dated: November 4, 2004
Recorded: November 10, 2004
Auditor's No.: 200411100101
Regarding: Beneficial Pipeline Easement

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

Name: Short Plat No. PL-10-0206
Recorded: January 12, 2011
Auditor's No.: 201101120057

I. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: January 12, 2011
Auditor's No.: 201101120058