

When recorded return to:  
Leonard Johnson and Magdalen Baldassano  
11925 Marine Drive  
Anacortes, WA 98221



201604130113

Skagit County Auditor

\$77.00

4/13/2016 Page

1 of

5 1:41PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A110964

### Statutory Warranty Deed

A110964  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS John Bartlett and Suzan Bartlett, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Leonard Johnson and Magdalen Baldassano, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 12, Township 34 North, Range 1 East; Ptn. Govt. Lot 4

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): P19229, 340142-4-014-0009

Dated 4/07/2016

John Bartlett

Suzan Bartlett

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20161314  
APR 13 2016

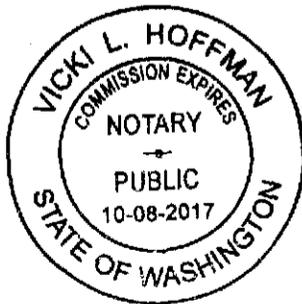
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 5345.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

I certify that I know or have satisfactory evidence that John Bartlett and Suzan Bartlett, the persons who appeared before me, and said person(s) 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.

Date: 4-11-16

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



## EXHIBIT A

Those portions of Government Lot 4, Section 12, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of said Government Lot;  
thence South on the West line of said lot, 660 feet;  
thence East parallel with the North line of said lot, 321.5 feet;  
thence North to the North line of said lot;  
thence West to the point of beginning.

Beginning at a point 660 feet South and 346.5 feet East of the Northwest corner of said Government Lot, said point being the Northeast corner of Parcel B as conveyed to Harry Haugland and Ruth J. Haugland, husband and wife, in deed recorded May 23, 1968, under Auditor's File No. 713954, records of Skagit County, Washington;  
thence East a distance of 15.3 feet, more or less, to an existing North-South fence line;  
thence Northerly along said fence line, said fence line extended, a distance of 658.9 feet, more or less, to the North line of said Government Lot 4;  
thence West along the North line of said Government Lot 4, a distance of 26.9 feet, more or less, to a point 321.50 feet, from the Northwest corner of said Government Lot 4;  
thence South parallel to the West line of said Government Lot 4, a distance of 660.00 feet;  
thence East a distance of 25.35 feet, more or less, to the point of beginning.

EXCEPT that portion of the following described portion of said Government Lot 4:

Beginning at the Southeast corner of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 12;  
thence South along the East line of said West 1/2 extended 5.3 feet, more or less, to an existing East-West wire fence line;  
thence Westerly along the existing wire fence line, a distance of 317 feet, more or less, to an existing fence corner;  
thence North on an extension of the wire fence line heading South, a distance of 15.5 feet, more or less, to the South line of said West 1/2;  
thence South  $86^{\circ}55'50''$  East, along the South line thereof, a distance of 317.0 feet, more or less, to the point of beginning.

EXCEPT the following described Parcel:

Beginning at the Northwest corner of Government Lot 4;  
thence South on the West line of said Lot 4, South  $0^{\circ}24'26''$  West, a distance of 466.00 feet to the true point of beginning;  
thence continuing South on said West line South  $0^{\circ}24'26''$  West, a distance of 194.00 feet;  
thence East parallel with the North line of said Government Lot 4 to an existing wire fence line South  $86^{\circ}55'50''$  East, a distance of 41.84 feet;  
thence North along the existing wire fence line North  $0^{\circ}07'12''$  West, a distance of 195.95 feet to a point East of the extension of the North line of the parcel of Land conveyed to Kurt K. Petrich and Cynthia S. Petrich, husband and wife, as recorded under Auditor's File No. 9905260311;  
thence West on said North line extension North  $89^{\circ}35'34''$  West 40.00 feet to the West line of Government Lot 4, the true point of beginning.

AND EXCEPT that portion, if any, as conveyed to Janine Babich and William Lee Conry, Wife and Husband, by Statutory Warranty Deed, Dated August 1, 2008, Recorded August 5, 2008 under Skagit County Auditor's File Number 200808050058;

AND ALSO EXCEPT the following described tract as recorded under Auditor's File No. 201507100069, as follows:

Commencing at the Northwest corner of Government Lot 4 of Section 12, Township 34 North, Range 1 East; W.M., thence S  $00^{\circ}24'26''$ W along the West line thereof, a distance of 466.00 feet to the point of beginning of this description; thence S  $89^{\circ}35'34''$ E, a distance of 40.00 feet; thence N  $00^{\circ}07'12''$ W, a distance of 16.93 feet; thence N  $86^{\circ}34'54''$ W, a distance of 39.90 feet to a point on the

West line of said Government Lot 4; thence S 00°24'26"W, a distance of 19.02 feet to the point of beginning of this description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as described in Easement Declaration recorded March 17, 2009 under Auditor's File Number 200903170101, records of Skagit County, Washington.

Situate Within the County of Skagit, State of Washington.

## EXHIBIT B

### EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey  
Recorded: December 3, 2007  
Auditor's No.: 200712030138

B. 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: March 11, 2008  
Auditor's No.: 200803110104

C. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: February 18, 2009  
Recorded: March 17, 2009  
Auditor's No.: 200903170101  
Affects: Access Easement

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: April 15, 2009  
Auditor's No. 200904150005  
Purpose: Trail and Pedestrian Walkway  
Area Affected: Existing Trails

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200810100005.

E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: June 9, 2009  
Auditor's No.: 200906090078  
Regarding: Access Easement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

F. 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: July 15, 2008, March 11, 2008, May 25, 2006 and May 25, 2006  
Auditor's No.: 200807150071, 200803110103, 200605250128 and 200605250127

G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Record of Survey
Recorded:	March 27, 2009
Auditor's No.:	200903270135