



201604180145

Skagit County Auditor  
4/18/2016 Page

1 of 2 \$74.00  
2:19PM

When recorded return to:

Mr. and Mrs. Jonathan Fish  
5043 Wildlife Acres Lane  
Sedro Woolley, WA 98284

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 154448-OE

Grantor: John Hunter and Roberta Hunter  
Grantee: Jonathan Fish and Jane Fish

LAND TITLE OF SKAGIT COUNTY Statutory Warranty Deed

154448-OE

THE GRANTOR JOHN HUNTER and ROBERTA HUNTER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JONATHAN FISH and JANE FISH, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NW NW, 34-36-4 E W.M. (Aka Tr. 2, Survey #8004230057).

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 360434-2-002-0300, P128188, 360434-2-002-0400, P128189, 360434-2-002-0115, P50663

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. 154448-OE.

Dated April 6, 2016

John Hunter  
John Hunter

Roberta Hunter  
Roberta Hunter

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20161403  
APR 18 2016

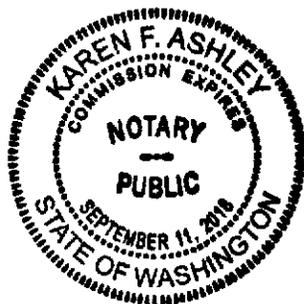
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$10,489.<sup>20</sup>  
Skagit Co. Treasurer  
MAM Deputy

I certify that I know or have satisfactory evidence that John Hunter and Roberta Hunter they are the persons who appeared before me, and said persons 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: April 12, 2016

Karen Ashley  
Karen Ashley  
Notary Public in and for the State Of Washington  
Residing at Sedro Woolley  
My appointment expire: 9/11/2018



**EXHIBIT "A"**

**PARCEL "A":**

Tract 2 of that certain Survey recorded April 23, 1980, under Auditor's File No. 8004230057, in Volume 3 of Surveys, page 30, records of Skagit County, Washington; being a portion of the Northwest ¼ of the Northwest ¼ of Section 34, Township 36 North, Range 4 East, W.M.

**PARCEL "B":**

An easement for ingress, egress and utilities as set forth in those certain Declarations of Easement recorded August 25, 1972 and July 11, 1973, under Auditor's File Nos. 773111 and 787805.

**PARCEL "C":**

An easement for the exclusive use and benefit of the owners of Tracts 1 and 2 of the above-described recorded survey map, their successors and assigns, for the purpose of ingress, egress, and utilities, and maintenance thereof, over, across and under the following described parcel:

Being a 60 foot easement of which the "flagged line" (bearing approximately South 89° East, to a "white hub on line") delineated on the face of the survey map is the centerline, which easement runs from the most Westerly boundary of Tract 1 of the above-described record survey map, through the access road delineated on said map and to Tract 2 of said record survey map.

All situate in the County of Skagit, State of Washington.