When recorded return to: Élaine Berlin 1441 Wildwood Lane 3204 F Avenue Anacortes, WA 98221



Skagit County Auditor

\$75.00

4/27/2016 Page

1 of

3 1:52PM

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620026923

CHICAGO TITLE 620026923 STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael K. S. Hatada, an unmarried person, as his separate estate for and in consideration of Ten And No/400 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Flaine Berlin, an unmarried person

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.)

Lot(s): Ptn Lots 1&2 Henry W. McFadden Estate

Tax Parcel Number(s): P67387/3952-000-002-0090

Subject to:

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

Dated: April 24, 2016

2016/582 SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

Michael K. S. Hatada

Michael KS Status

Amount Paid \$ 3998 Skagit Co. Treasurer

APR 272016

State of WASHINGTON County of KING

I certify that I know or have satisfactory evidence that Michael K. S. Hatada is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1 1 25 2014

PATRICIA AVERY-WHITE **Notary Public** State of Washington My Commission Expires September 14, 2019

Name: PHRICA AV Notary Public in and for the S Residing at: LAURASAY My appointment expires:

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 07.30.13

Page 1

WA-CT-FNRV-02150.620019-620026923

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P67387/3952-000-002-0000

Lots 1 and 2, "Assessor's Plat of Henry W. McFadden Estate," as per plat recorded in Volume 8 of plats, page 87, records of Skagit County, Washington,

Except that portion described as follows:

Commencing at the Northwest corner of Government Lot 8, Section 2, Township 34 North, Range 1 East W.M.; thence south 89 degrees 01' 26" East along the north line of said lot, 40.003 feet to the east line of the west 40.000 feet of said government lot 8; thence south 0 degrees 13' 45" west along the east line of said west 40.000 feet, 250.674 feet to the true point of beginning; thence continuing south 0 degrees 13' 45" west 82.089 feet, to the centerline of "Wildwood Lane" according to the plat of "Wildwood Lane" recorded in volume 10 of plats, pages 46 and 47, records of Skagit County, Washington; thence south 86 degrees 42' 00" west along said centerline, 40.076 feet to the west line of said government lot 8; thence north 0 degrees 13' 45" east along said west line, 20.038 feet to the north line of said Wildwood Lane; thence south 86 degrees 42' 00" west along said north line, 167.129 feet to the beginning of a curve to the left; thence northeasterly 89.335 feet along the arc of said curve having a radius of 250.00 feet and a central angle of 20 degrees 28' 27" to the point of tangency; thence north 66 degrees 13' 33" east, 131.911 feet to the true point of beginning.

Situate in County of Skagit, State of Washington.

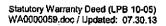


EXHIBIT "B"

Exceptions

1 Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 30, 1953

Auditor's No(s).: 493459, records of Skagit County, Washington

In favor of Puget Sound Power & Light Company

For A Electric transmission and/or distribution line, together with necessary

appurtenances

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded March 10, 1955

Auditor's No(s): 514360, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary

appurtenances

3. 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 Henry W. McFadden Estate:

Recording No: 664068

- 4. As to any portion of said land now, formerly or in the future covered by water: Questions or 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 riparlan rights which limit or prohibit use of the land or water.
- 5. Terms, conditions, and restrictions of that instrument entitled SKAGIT COUNTY HEARING EXAMINER SKAGIT COUNTY SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT 10-85;

Recorded: May 24, 1985

Auditor's No(s).: 8505240005, records of Skagit County, Washington

6. Legal Lot of record

Recording Date: October 25, 1995 Recording No.: 9510250059

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