

When recorded return to:

Elaine Berlin

4441 Wildwood Lane

Anacortes, WA 98221

3204 F Avenue



201604270066

Skagit County Auditor

\$75.00

4/27/2016 Page

1 of

3 1:52PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

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/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Elaine 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): P67387/3952-000-002-0000

Subject to:

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

Dated: April 24, 2016

*Michael K. S. Hatada*

Michael K. S. Hatada

20161582  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 27 2016

Amount Paid \$ 3298.00  
By *mf* Skagit Co. Treasurer Deputy

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: *April 25th, 2016*

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

*Patricia Avery White*  
Name: *Patricia Avery White*  
Notary Public in and for the State of *Washington*  
Residing at: *University Ave WA*  
My appointment expires: *September 14, 2019*

**EXHIBIT "A"**  
Legal Description

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

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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: 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 riparian 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