



201604290172

Skagit County Auditor \$75.00
4/29/2016 Page 1 of 3 1:23PM

When recorded return to:
Riley A. Knutson
9859 Padilla Heights Road
Anacortes, WA 98221

Recorded at the request of:

File Number: A110891

Statutory Warranty Deed

A 110891
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Leonard Johnson, Personal Representative of the Estate of Michael L. Lunz, deceased for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **GRANTEE** Riley Knutson, a single man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 3, Township 34 North, Range 2 East; Ptn. SE 1/4

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): P19764, 340203-4-003-0004

Dated 4/05/2016

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161662
APR 29 2016

Estate of Michael L. Lunz

Amount Paid \$ 5790.⁰⁰
Skagit Co. Treasurer
By Mdm Deputy

[Signature]
By: Leonard Johnson, Personal Representative

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Leonard Johnson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Personal Representative of the Estate of Michael L. Lunz, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-14-16

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

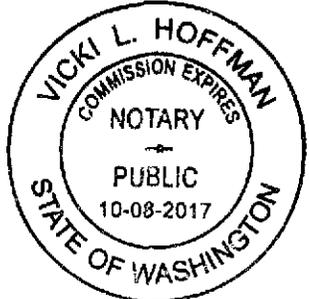


EXHIBIT A

That portion of the Northeast 1/4 of the Southeast 1/4 and of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 34 North, Range 2 East, W.M., described as follows:

Commencing at the Southwest corner of said Northeast 1/4 of the Southeast 1/4; thence North $01^{\circ}50'50''$ East, 30.003 feet to the true point of beginning; thence continuing North $01^{\circ}50'50''$ East, 604.380 feet, more or less, to the South line of State Highway No. 20; thence South $60^{\circ}20'14''$ East along the South line of said State Highway No. 20, 373.112 feet; thence South $01^{\circ}50'50''$ West 569.748 feet to the North line of Padilla Heights County Road; thence North $87^{\circ}33'29''$ West along the North line of said Padilla Heights County Road 30.002 feet; thence North $01^{\circ}50'50''$ East 143.196 feet; thence North $88^{\circ}53'24''$ West 300.027 feet to the point of beginning.

Being also known as Tract "B" of survey recorded November 24, 1975 in Book 1 of Surveys, page 163, under Auditor's File No. 826580.

EXHIBIT B

EXCEPTIONS:

A. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: June 29, 1961
Auditor's No.: 609420

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: April 6, 1989
Recorded: June 16, 1989
Auditor's No.: 8906160031
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or under the right-of-way
Area Affected: The South 30 feet of that portion of the subject property abutting the Padilla Heights County Road.

C. 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: November 24, 1975
Auditor's No.: 826580
Affects: Subject property and other property

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Recorded: March 5, 1992
Auditor's No.: 9203050075
Purpose: Pipeline
Area Affected: Portion of subject property

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9202120061.

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Recorded: April 28, 1992
Auditor's No.: 9204280075
Purpose: Pipeline
Area Affected: Portion of subject property

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9203030060.

F. 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: December 23, 1997
Auditor's No.: 9712230026
Affects: Portion of the subject property