

When recorded return to:
Joseph Modlin and Jennifer Coates
5110 Wildlife Acres Lane
Sedro Woolley, WA 98284



201606020082
Skagit County Auditor \$76.00
6/2/2016 Page 1 of 4 3:34PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 500040728

CHICAGO TITLE
500040728

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cody Anderson and Anna Anderson, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Joseph Modlin and Jennifer Coates, a married couple

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.)

PTN NE NE, 33-36-04 AND PTN SE SE 26-36-04

Tax Parcel Number(s): P50553 / 360433-1-001-0507, P50231 / 360428-4-017-0203

Subject to:

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

Dated: May 24, 2016

Cody Anderson

Cody Anderson

Anna Anderson

Anna Anderson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2242
JUN 02 2016

Amount Paid \$ 8015.00
Skagit Co. Treasurer
By *nm* Deputy

STATUTORY WARRANTY DEED
(continued)

State of ~~WASHINGTON~~ LA
County of ~~SNOHOMISH~~ ST. LOUIS
~~Pacific~~ Ascension

I certify that I know or have satisfactory evidence that Cody Anderson and Anna Anderson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/25/16
[Signature]
Name: _____
Notary Public in and for the State of LA
Residing at: St. Amant, LA
My appointment expires: Death

Cynthia L. Millet
Louisiana Notary ID #88219
My Commission is for Life

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50553 / 360433-1-001-0507 and P50231 / 360428-4-017-0203

That portion of the Northeast ¼ of the Northeast ¼ of Section 33, Township 36 North, Range 4 East, W.M., and the Southeast ¼ of the Southeast ¼ of Section 28, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said Section 33, said corner lying South 0°08'06" East 2,643.29 feet from the quarter corner common to Section 27 and 28 and North 85°33'55" East 2,543.34 feet from the quarter corner common to Sections 28 and 33;
thence South 1°31'53" West 331.51 feet to the Northeasterly terminus of the easement centerline recorded under Auditor's File No. 773111, records of Skagit County, Washington;
thence Southwesterly along said easement centerline the following courses and distances; South 51°11'53" West 222.74 feet to the beginning of a curve to the right;
thence Southwesterly, along said curve to the right, having a radius of 1,250.00 feet, through an arc of 6°25'50", a distance of 140.29 feet;
thence South 57°37'43" West 160.43 feet to the true point of beginning and the beginning of a curve to the right;
thence Southwesterly, along said curve to the right, having a radius of 228.71 feet, through an arc of 29°24'00", a distance of 117.36 feet;
thence South 87°01'43" West 26.92 feet to the beginning of a curve to the right;
thence Westerly, along said curve to the right, having a radius of 379.53 feet, through an arc of 17°58'02", a distance of 119.02 feet;
thence North 75°00'15" West 125.69 feet;
thence, leaving said easement centerline, North 15°30'00" West 753.96 feet;
thence North 84°45'00" East 368.68 feet;
thence South 15°30'00" East 797.48 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 25, 1972
Auditor's No(s).: 773111, records of Skagit County, Washington
For: Ingress, egress and utilities
Affects: The Southerly 30 feet of said premises and other property

NOTE: Said instrument contains the following stipulation:

Subject to the duty and obligation of all said owners to share equally in the costs of up keep and maintenance of said areas, including the roadway, the water system and all other common facilities. The use of the above-named facilities by any owner within the property first described above shall constitute the agreement of said party to share equally in the costs of said facilities.

2. Mitigation Plan - Public Water System Wellhead Protection Area including the terms, covenants and provisions thereof

Recording Date: April 15, 2009
Recording No.: 200904150002
3. Surface Water Source Limited Mitigation Summary including the terms, covenants and provisions thereof

Recording Date: April 15, 2009
Recording No.: 200904150003
4. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: May 28, 2009
Recording No.: 200905280015