



201606100066

Skagit County Auditor

6/10/2016 Page

1 of

\$76.00

4 11:40AM

When recorded return to:

Joel P. McFarlane and Nicole A. Case

P. O. Box 43

Marblemount, WA 98267

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St

Mount Vernon, WA 98273

Escrow No.: 620027705

CHICAGO TITLE

620027705

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Erica L. Bozarth, a married woman, as her 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 Joel P. McFarlane, a single person and Nicole A. Case, a single 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.)

PTN GOV. LOT 4, 13-35-10 AND PTN GOV. LOT 2 12-35-10 Tax/Map ID(s):

Tax Parcel Number(s): P45126 / 351012-0-025-0012, P45232 / 351013-0-036-0000,

Subject to: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 6, 2016

Erica L. Bozarth  
 Erica L. Bozarth

State of NevadaCounty of ClarkSKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 2369

JUN 10 2016

Amount Paid \$1055.20

Skagit Co. Treasurer  
By: B Deputy

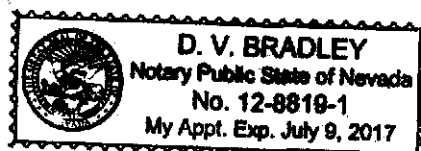
- I certify that I know or have satisfactory evidence that

Erica L. Bozarth

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 8, 2016

D. V. Bradley  
 Name: D. V. Bradley  
 Notary Public in and for the State of Nevada  
 Residing at: Las Vegas, Nevada  
 My appointment expires: 7/9/2017



**EXHIBIT "A"**  
Legal Description  
(continued)

**For APN/Parcel ID(s): P45126 / 351012-0-025-0012 and P45232 / 351013-0-036-0000**

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**Parcel A:**

That portion of Tract A, if any, lying within the following described Tract:

**1. Part of Lot 4, Section 13, Township 35 North, Range 10 East, W.M., described as follows:**

Beginning at a point where the center line of the county road intersects the North line of Lot 4;  
Thence Southwesterly along the center line of said road 454 feet to the place of beginning of this description;

Thence Northeasterly along the center line of said country road, 130 feet;

Thence Northerly in a straight line 145 feet to the North line of said Lot 4;

Thence Westerly along said North line of Lot 4, 150 feet, to the East line of the Roy Dickinson property;

Thence Southerly along the East line of the Roy Dickinson property to the place of beginning.

**2. Part of Government Lot 4, Section 13, Township 35 North, Range 10 East, W.M., described as follows:**

Beginning at the intersection of the center line of the county road with the North line of said Lot;  
Thence Southwesterly along the center line of said road 324 feet to the Southeast corner of that certain tract of land conveyed to H.C. Leggett and Nora G. Leggett, husband and wife, by deed dated February 26, 1943 and recorded June 8, 1943 in Volume 189 of Deeds, page 166, under Auditor's File No. 362917, records of Skagit County, Washington;

Thence Northerly along the East line of said Leggett tract to the North line of said Government Lot;

Thence East on the North line of said Lot to the place of beginning;

**EXCEPT road and railroad rights of way.**

**Tract A:**

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the intersection of the Northerly line of State Highway No. 20, and the Easterly line of the Indian Road;

Thence Northerly along the Easterly line of the Indian Road, 217 feet, more or less, to the North line of said Lot 4;

Thence East along the North line of said Lot 4 to the Northerly line of said State Highway No. 20;

Thence Southwesterly along the Northerly line of said State Highway No. 20 to the point of beginning.

**EXCEPT the following described portion:**

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the intersection of the Northerly line of State Highway No. 20 and the Easterly line of Indian Road;

Thence Northerly along the Easterly line of Indian Road 217 feet, more or less, to the North line of said Lot 4;

Thence East along the North line of said Lot 4, a distance of 130 feet;

Thence Southeasterly to a point on the Northerly line of said State Highway No. 20, which is 115 feet Northeasterly of the point of beginning;

Thence Southwesterly along the Northerly line of said State Highway No. 20 a distance of 115 feet to the point of beginning.

Situated in Skagit County, Washington.

**Parcel B:**

Also that portion of Section 12, Township 35 North, Range 10, East W.M., described as follows:

Beginning at the intersection of the East line of the Indian Road with the South line of said Section 12;

Thence Northwest along the East line of Indian Road 150 feet;

Thence East 130 feet to the true point of beginning of this description;

**EXHIBIT "A"**  
**Legal Description**  
**(continued)**

Thence East to the North line of State Highway No. 20;  
Thence Southwesterly along the North line of State Highway No. 20 to the intersection of the North line of said Highway 20 with the South line of said Section 12;  
Thence West along the South line of said Section 12 to a point 130 feet East of the East line of Indian Road;  
Thence North to the true point of beginning of this description.

Situated in Skagit County, Washington.

Parcel C:

That portion of Government Lot 2, Section 12, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at a point of the North line of the State Highway 472 feet Westerly from the Backus Ranger Station Road;  
Thence running at right angles to said State Highway, in a Northerly direction 240 feet;  
Thence Westerly parallel to said State Highway, 270 feet;  
Thence running at right angles Southerly to the Section line;  
Thence along said Section line to the North margin of the said State Highway;  
Thence Easterly along the North margin of said State Highway to the point of beginning.

Situated in Skagit County, Washington.

EXCEPT from all of the above Parcels A, B and C that portion quieted to Household Realty Corporation under Order Granting Plaintiff's Motion for Summary Judgment to Quiet Title filed March 12, 2007 under Skagit County Superior Court Cause No. 05-2-01388-8.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
**Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	City of Seattle
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	April 14, 1930
Recording No.:	232827
Affects:	Portion of said premises
2. Assessment, including the terms and conditions thereof, disclosed by instrument  

Recorded:	October 23, 2009
Auditor's No.:	200910230064, records of Skagit County, Washington
For:	Acquisition, construction and installation of a water supply system
Resolution No.:	2163-09 of the Commission of Public Utility District No. 1 of Skagit County, Washington
Establishing:	Marblemount LUD 28
Roll No.:	6
Account No.:	P45126 and P45232
Amount:	\$4,449.00, plus interest, if any
3. City, county or local improvement district assessments, if any.