

When recorded return to:
Nikom Roy Arunakul and Joshua Paul Arunakul
18579 West Lakeveiw Lane
Mount Vernon, WA 98274



201606150044

Skagit County Auditor \$84.00
6/15/2016 Page 1 of 12 12:02PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027272

CHICAGO TITLE
620027272 STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy K. Garrison and Cynthia L. Garrison, 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 Nikorn Roy Arunakul and Joshua Paul Arunakul, 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 S1/2 of 01-33-4E

Tax Parcel Number(s): P113080/330401-4-004-0500, P99341/330401-4-004-0100, P100296 /
330401-4-001-0300, P112734 / 330401-4-001-0700, P107200 /
330401-4-004-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2440

JUN 15 2016

Amount Paid \$ 13,337.20
By Skagit Co. Treasurer
Deputy

VA


STATUTORY WARRANTY DEED

(continued)

Dated: June 14, 2016



Timothy K. Garrison




Cynthia L. Garrison

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Timothy K. Garrison and Cynthia L. Garrison 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: June 14, 2016


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

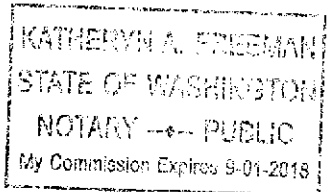


EXHIBIT "A"
Legal Description

**For APN/Parcel ID(s): P113080/330401-4-004-0500, P99341/330401-4-004-0100, P100296 /
330401-4-001-0300, P112734 / 330401-4-001-0700 and P107200 /
330401-4-004-0200**

PARCEL "A":

The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; and, the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, except the South 113.5 feet of the East 100 feet of said West $\frac{1}{2}$; all in Section 1, Township 33 North, Range 4 East of W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the following described Tract "X" which lies Southwesterly of a line described as follows:

Beginning at the Northwest corner of said East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, as said point is shown on that certain record of survey recorded in Book 12 of Surveys, on page 24, under Auditor's File No. 9111200104, in the Auditor's office of Skagit County, Washington;
thence South 00°40'02" West, along the West line thereof, for a distance of 100.00 feet to the Northwest corner of that certain tract of land conveyed to David Welts by instrument dated August 7, 1991, and recorded under Auditor's File No. 9108120013, records of said county and state;
thence continuing along the said West line South 00°40'02" West a distance of 357.08 feet to the TRUE POINT OF BEGINNING of this line description;
thence South 43°21'07" East a distance of 21.61 feet;
thence South 23°54'09" East a distance of 43.82 feet;
thence South 44°33'47" East a distance of 56.23 feet;
thence South 80°48'47" East a distance of 94.39 feet;
thence South 01°00'00" East a distance of 184.50 feet;
thence South 32°18'11" East a distance of 551.03 feet;
thence South 09°11'34" East a distance of 252.03 feet;
thence South 45°09'29" East a distance of 197.77 feet to the East line of said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 1 and the TERMINUS of this line description.

TRACT "X":

That portion of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, as said point is shown on that certain record of survey recorded in Book 12 of Surveys, on page 24, under Auditor's File No. 9111200104, in the Auditor's office of Skagit County, Washington;
thence South 00°40'02" West, along the West line thereof, for a distance of 100.00 feet to the Northwest corner of that certain tract of land conveyed to David Welts by instrument dated August 7,

EXHIBIT "A"
Legal Description
(continued)

1991 and recorded under Auditor's File No. 9108120013, records of said county and state, said point being the TRUE POINT OF BEGINNING;

EXHIBIT "A"
Legal Description
(continued)

thence South 52°18'14" East, along the Northerly line of said Welts tract, for a distance of 232.31 feet;
thence South 12°30'01" East for a distance of 125.86 feet to the point of curvature of a curve to the right, said curve having a radius of 321.98 feet, and said point lying on the center line of those certain easements for ingress, egress, and utilities described in instruments recorded under Auditor's File Nos. 9103080006, 9108120012, and 9108120015, records of said county and state;
thence Southerly, following said center line along said curve to the right through a central angle of 19°22'13" for an arc distance of 108.85 feet to a point of compound curvature;
thence Southwesterly along a curve to the right, said curve having a radius of 73.23 feet, continuing to follow said center line through a central angle of 57°08'04" for an arc distance of 73.02 feet to a point of compound curvature;
thence Westerly along a curve to the right, said curve having a radius of 25°56'58" for an arc distance of 67.29 feet to a point of compound curvature;
thence Westerly along a curve to the right, said curve having a radius of 79.12 feet, continuing to follow said center line through a central angle of 25°10'08" for an arc distance of 34.76 feet;
thence South 25°07'22" West, leaving said center line, for a distance of 53.67 feet to a point lying 60.00 feet East of, as measured at right angles to, said West line of the East ½ of the Northwest ¼ of the Southeast ¼;
thence South 17°15'34" East for a distance of 374.76 feet;
thence South 30°13'40" East for a distance of 101.82 feet;
thence South 04°37'49" East for a distance of 114.30 feet;
thence South 06°09'38" West for a distance of 63.20 feet;
thence South 36°53'16" West for a distance of 94.48 feet;
thence South 61°40'06" West for a distance of 94.82 feet;
thence South 79°30'06" West for a distance of 25.70 feet;
thence South 18°00'00" East for a distance of 121.48 feet;
thence South 72°00'00" West for a distance of 113.00 feet to a point on the West line of said East ½ of the Southwest ¼ of the Southeast ¼, said point lying 140.00 feet Southerly of the Northwest corner thereof;
thence North 00°40'20" East, along said West line, for a distance of 140.00 feet to said Northwest corner, said point being also the Southwest corner of said East ½ of the Northwest ¼ of the Southeast ¼;
thence North 00°40'02" East, along the West line of said East ½ of the Northwest ¼ of the Southeast ¼ for a distance of 1244.75 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The South 113.5 feet of the East 100 feet of the West ½ of the Southwest ¼ of the Southeast ¼ of Section 1, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"
Legal Description
(continued)

PARCEL "D":

That portion of the East ½ of the West ½ of the Southeast ¼ of Section 1, Township 33 North, Range 4 East, W.M. lying Southwesterly of the same line described in PARCEL "B" above.

EXCEPT that portion lying within TRACT "X" above described.
Situate in the County of Skagit, State of Washington.

PARCEL "E":

Parcels A, B, C and D above described being together with a 60.00 foot wide ingress, egress and utilities easement as disclosed in deed recorded under Auditor's File No. 9103080006, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "F":

An easement for ingress, egress and utilities over, under and across a strip of land 60.00 feet in width, said easement lying 30.00 feet on each side of the following described center line:

Beginning at the Northwest corner of said East ½ of the Northwest ¼ of the Southeast ¼, as said point is shown on that certain record of survey recorded in Book 12 of Surveys, on page 24, under Auditor's File No. 9111200104, in the Auditor's office of Skagit County, Washington;
thence South 00°40'02" West, along the West line thereof, for a distance of 100.00 feet to the Northwest corner of that certain tract of land conveyed to David Welts by instrument dated August 7, 1991, and recorded under Auditor's File No. 9108120013, records of said county and state;
thence South 52°18'14" East, along the Northerly line of said Welts tract, for a distance of 232.31 feet;
thence South 12°30'01" East for a distance of 125.86 feet to the point of curvature of a curve to the right, said curve having a radius of 321.98 feet, and said point lying on the center line of those certain easements for ingress, egress, and utilities described in instruments recorded under Auditor's File Nos. 9103080006, 9108120012, and 9108120015, records of said county and state;
thence Southerly, following said center line along said curve to the right through a central angle of 19°22'13" for an arc distance of 108.85 feet to a point of compound curvature;
thence Southwesterly along a curve to the right, said curve having a radius of 73.23 feet, continuing to follow said center line through a central angle of 57°08'04" for an arc distance of 73.02 feet to a point of compound curvature;
thence Westerly along a curve to the right, said curve having a radius of 25°56'58" for an arc distance of 67.29 feet to a point of compound curvature;
thence Westerly along a curve to the right, said curve having a radius of 79.12 feet, continuing to follow said center line through a central angle of 25°10'08" for an arc distance of 34.76 feet to the TRUE POINT OF BEGINNING;
thence South 25°07'22" West for a distance of 53.67 feet to a point lying 60.00 feet East of, as measured at right angles to, said West line of the East ½ of the Northwest ¼ of the Southeast ¼;
thence South 17°15'34" East for a distance of 374.76 feet;

EXHIBIT "A"
Legal Description
(continued)

thence South 30°13'40" East for a distance of 101.82 feet;
thence South 04°37'49" East for a distance of 114.30 feet;
thence South 06°09'38" West for a distance of 63.20 feet;
thence South 36°53'16" West for a distance of 94.48 feet;
thence South 61°40'06" West for a distance of 94.82 feet;
thence South 79°30'06" West for a distance of 25.70 feet to the end of said centerline.

Situate in the County of Skagit, State of Washington.

PARCEL "G":

An easement for ingress, egress and utilities over, under and across the following described tracts of land:

Beginning at the Southwest corner of said East ½ of the Northwest ¼ of the Southeast ¼ of Section 1;
thence North 00°40'02" East, along the West line thereof, for a distance of 710.00 feet to the TRUE POINT OF BEGINNING;
thence South 40°04'47" for a distance of 108.80 feet to the Westerly line of the above described 60 foot strip of land;
thence North 17°15'34" West, along said Westerly line, for a distance of 140.14 feet;
thence North 25°07'22" East, continuing to follow said Westerly line to its intersection with the Southwesterly line of said easements recorded under Auditor's File Nos. 9103080006 and 9108120015;
thence Northwesterly along said Southwesterly line to said West line of the East ½;
thence South 00°40'02" West along said West line to the TRUE POINT OF BEGINNING; and

Beginning at the Southwest corner of said East ½ of the Northwest ¼ of the Southeast ¼ of Section 1;
thence North 00°40'02" East, along the West line thereof, for a distance of 710.00 feet;
thence South 40°04'47" East for a distance of 108.80 feet to the Westerly line of the above described 60 foot strip of land;
thence North 72°44'26" East for a distance of 60.00 feet to the Easterly line thereof;
thence North 17°15'34" West, along said Easterly line, for a distance of 44.10 feet to the TRUE POINT OF BEGINNING;
thence continuing North 17°15'34" West along said Easterly line for a distance of 72.78 feet;
thence North 25°07'22" East, continuing to follow said Easterly line to its intersection with the Southerly line of said easements recorded under Auditor's File Nos. 9103080006 and 9108120015;
thence Easterly along said Southerly line to a point which bears North 07°52'17" East from the true point of beginning;
thence South 07°52'17" West to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

PARCEL "H":

EXHIBIT "A"
Legal Description
(continued)

An easement for road purposes as described in that certain "Road Easement" recorded May 13, 1982 under Auditor's File No. 8205130073.

PARCEL "I"

A road easement, over and along rights-of-way 60 feet in width, over and across portions of the South ½ of the Southwest ¼ of Section 1 and the South ¼ of Section 2, Township 33 North, Range 4 East, W.M., as more fully provided for under Skagit County Auditor's File Nos. 714488, 714489, and 714490, the same being a permanent road easement.

Situate in the County of Skagit, State of Washington.

PARCEL "J":

An easement for ingress, egress and utilities, over, under and across the following described tract:

A strip of land 60.00 feet in width over, under, across and through Lot 73 in the Plat of FIRST ADDITION TO BIG LAKE WATERFRONT TRACTS, as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington AND Government Lot 2 and the Southeast ¼ of the Southeast ¼ and the West ½ of the Southeast ¼ of Section 1, Township 33 North, Range 4 East, W.M. lying 30.00 feet on each side of the following described centerline:

Beginning at the Southwest corner of Lot 76 of said Plat;
thence North 45°17'10" West along the Southwesterly line of said Plat a distance of 488.68 feet to the Southeast corner of Lot 72 of said Plat;
thence North 44°42'50" West, along the East line of said Lot 72 a distance of 88.51 feet to the Southwesterly margin of the H.C. Peters County Road, also known as West Big Lake Boulevard;
thence South 49°21'30" East along said Southwesterly margin, a distance of 32.00 feet to the TRUE POINT OF BEGINNING of this centerline description;
thence Southwesterly along a curve to the left, which center to said curve bears South 36°38'45" East, having a radius of 131.15 feet, an arc distance of 69.02 feet;
thence South 23°12'00" West a distance of 41.62 feet;
thence Southeasterly, on a curve to the left, having a radius of 143.94 feet, an arc distance of 174.80 feet;
thence South 46°22'42" East a distance of 72.34 feet;
thence Southeasterly, on a curve to the right, having a radius of 274.23 feet, an arc distance of 98.91 feet;
thence South 25°42'43" East a distance of 47.99 feet;
thence Southeasterly, on a curve to the right, having a radius of 584.60 feet, an arc distance of 198.08 feet;
thence South 45°07'32" East a distance of 102.57 feet;
thence Southeasterly, on a curve to the right, having a radius of 224.47 feet, an arc distance of 204.56 feet;
thence South 07°05'19" West a distance of 73.89;

EXHIBIT "A"
Legal Description
(continued)

thence Southerly, on a curve to the right, having a radius of 322.46 feet, an arc distance of 99.21 feet;
thence South 24°42'59" West a distance of 32.69 feet;
thence Southerly, on a curve to the left, having a radius of 127.15 feet, an arc distance of 77.79 feet;
thence South 11°53'43" East a distance of 119.47 feet;
thence Southeasterly, on a curve to the left, having a radius of 238.00 feet, an arc distance of 86.93 feet;
thence South 32°49'25" East a distance of 58.37 feet;
thence Southerly, on a curve to the right, having a radius of 138.00 feet, an arc distance of 62.30 feet;
thence South 06°57'29" East a distance of 98.63 feet;
thence Southeasterly, on a curve to the left, having a radius of 238.00 feet, an arc distance of 45.14 feet;
thence South 17°49'29" East a distance of 180.77 feet;
thence Southerly, on a curve to the right, having a radius of 128.00 feet, an arc distance of 245.55 feet;
thence North 87°54'40" West a distance of 383.38 feet;
thence Westerly, on a curve to the right, having a radius of 150.00 feet, an arc distance of 24.95 feet;
thence North 78°22'53" West a distance of 201.21 feet;
thence Southwesterly, on a curve to the left, having a radius of 140.00 feet, an arc distance of 78.17 feet;
thence Westerly, on a curve to the right, having a radius of 110.00 feet, an arc distance of 60.89 feet;
thence North 78°39'32" West a distance of 128.86 feet;
thence Northwesterly, on a curve to the right, having a radius of 100.00 feet, an arc distance of 73.82 feet;
thence North 36°21'49" West a distance of 89.51 feet;
thence Northwesterly, on a curve to the left, having a radius of 100.00 feet, an arc distance of 15.14 feet;
thence North 45°02'09" West a distance of 67.07 feet;
thence Northwesterly, on a curve to the left, having a radius of 130.00 feet, an arc distance of 114.43 feet;
thence South 84°31'55" West a distance of 109.38 feet;
thence Southwesterly, on a curve to the left, having a radius of 100.00 feet, an arc distance of 16.71 feet;
thence South 74°57'25" West a distance of 123.03 feet;
thence Southerly, on a curve to the left, having a radius of 50.00 feet, an arc distance of 118.67 feet;
thence South 61°01'58" East a distance of 47.64 feet;
thence Southeasterly, on a curve to the right, having a radius of 535.00 feet, an arc distance of 116.19 feet;
thence South 48°35'20" East a distance of 113.04 feet;
thence Southeasterly, on a curve to the right, having a radius of 200.00 feet, an arc distance of 58.95 feet;
thence South 31°42'08" East a distance of 117.82 feet;
thence Southeasterly, on a curve to the left, having a radius of 160.00 feet, an arc distance of 117.86 feet, to a point of reverse curvature;
thence Southerly, on a curve to the right, having a radius of 115.00 feet, an arc distance of 110.17 feet;
thence South 19°01'05" East a distance of 109.54 feet;

EXHIBIT "A"
Legal Description
(continued)

thence Southerly, on a curve to the right, having a radius of 150.00 feet, and arc distance of 46.62 feet to a point of compound curvature;
thence Southeasterly, on a curve to the left, having a radius of 215.00 feet, an arc distance of 67.71 feet to a point of compound curvature;
thence Southeasterly, on a curve to the left, having a radius of 75.00 feet, an arc distance of 94.63 feet;
thence North 88°27'01" East a distance of 54.81 feet and the TERMINUS of this centerline description.

(Said 60 foot easement is more particularly shown on the face of Short Plat 94-003 and 96-066 and is more commonly known as "Blackberry Lane". Any discrepancy between this document and the recorded Short Plats, the Short Plats will hold.)

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Recording No.: Volume 162 of Deeds, Page 624

2. Easement including the terms and conditions thereof as delineated on the plat maps contained in said instruments

Recording Date: July 10, 1968
Recording No.: 714458, 714489 and 714490
For: 60 foot right of way

3. Road Easement and the terms and conditions thereof

Recording Date: May 13, 1982
Recording No.: 8205130073

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 6, 1983
Recording No.: 8307060010
Affects: Portion of said premises

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

Granted to: Various parties of record
Purpose: Ingress, egress and utilities
Recording Date: May 13, 1982, March 8, 1991 and August 12, 1991
Recording No.: 8205130073, 9103080006, 9108120012 and 9108120015
Affects: Portion of said premises

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

EXHIBIT "B"

Exceptions
(continued)

- Recording Date: November 29, 1992
Recording No.: 921020021
Affects: Portion of said premises
7. Water Agreement and the terms and conditions thereof
- Recording Date: November 30, 1995
Recording No.: 9511300062
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: John D. Maddox and Christine Maddox, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: September 10, 1996
Recording No.: 9609100071
Affects: A 60 foot strip in Parcel D
9. Water Agreement and the terms and conditions thereof
- Recording Date: May 22, 1998
Recording No.: 9805220039
10. Protected Critical Area Site Plan and the terms and conditions thereof
- Recording Date: November 19, 2002
Recording No.: 200211190105
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Skagit County PUD No. 1.