

When recorded return to:
Michael Green and Alexis Kersey
20611 English Road
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 111703



201606210038
Skagit County Auditor \$75.00
6/21/2016 Page 1 of 3 1:26PM

Statutory Warranty Deed

111703

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS John J. McAdams and Sunnie K. McAdams, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~Michael Green~~, as his separate property and Alexis Kersey, as her separate property the following described real estate, situated in the County of Skagit, State of Washington

~~Michael~~

Abbreviated Legal:

Section 21, Township 33 North, Range 4 East; Ptn. SW NE

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): P17056, 330421-1-024-0004

Dated 6-20-16

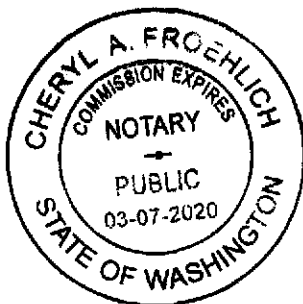
John J. McAdams
John J. McAdams

Sunnie K. McAdams
Sunnie K. McAdams

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John J. McAdams and Sunnie K. McAdams, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-20-16



Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 1/07/2019 3/7/20

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20167540
JUN 21 2016

Amount Paid \$ 3565.00
Skagit Co. Treasurer
B: mb Deputy

EXHIBIT A

A tract of land in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 21, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point which lies North $0^{\circ}34'23''$ East, 98.08 feet along the centerline of the said Section, and North $41^{\circ}36'$ East 747.61 feet parallel to County Road No. 310, from the center of said Section 21;

Thence N $47^{\circ}00'20''$ E, 91.25 feet;

Thence along an existing fence on the following courses and distances:

N $40^{\circ}44'13''$ W, 55.22 feet;

N $68^{\circ}52'52''$ W, 31.54 feet;

S $60^{\circ}25'04''$ W, 12.41 feet;

S $53^{\circ}26'21''$ W, 64.55 feet to the approximate corner of said fence;

Thence S $11^{\circ}59'10''$ E, departing from said fence, 1.49 feet to the Northwest corner of the McAdams property as described in deed recorded under Auditor's File No. 9606030066;

Thence S $38^{\circ}23'24''$ E, 92.92 feet to a point on the Northerly right-of-way line of said County Road which bears S $41^{\circ}36'$ W 3.83 feet from the point of beginning;

Thence N $41^{\circ}36'$ E along the Northerly right-of-way line of said County Road, 3.83 feet to the point of beginning;

EXCEPT therefrom, such portion, if any, which lies within the right-of-way of the present County Road No. 310.

Situate in the County of Skagit, State of Washington.

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Headquarters Water Association
Dated: August 17, 1953
Recorded: September 29, 1973
Auditor's No. 493383
Purpose: Right to construct and maintain, etc., pipelines to transport water to individual members of said association
Area Affected: location not disclosed

B. 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: Short Plat 109-79
Recorded: October 19, 1979
Auditor's No.: 7910190020

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: October 19, 1995
Recorded: October 30, 1995
Auditor's No.: 9510300129
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Affects: Undisclosed portion of Tract D Short Plat 109-79, property acquired from Scott by boundary adjustment

D. 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: Short Plat 96-038
Recorded: January 21, 1999
Auditor's No.: 9901210013

E. Provisions and matters regarding Boundary Line Adjustment set forth on documents recorded April 21, 2016, under Auditor's File Nos. 201604210012, 201604210013 and 201604210014.