

AFTER RECORDING MAIL TO:

Jason E. Reger and Christina M. Hopkins
28249 Lake Cavanaugh Rd
Mount Vernon, WA 98274



201606300177
Skagit County Auditor \$77.00
6/30/2016 Page 1 of 5 3:54PM

CHICAGO TITLE

620027479

STATUTORY WARRANTY DEED

Escrow No. 16060127LC
Title Order No. 620027479

THE GRANTOR(S) Richard Sheppard and Heather Sheppard, husband and wife

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Jason E. Reger and Christina M. Hopkins, husband and wife

the following described real estate, situated in the County of ~~Snohomish~~, State of Washington:

Skagit

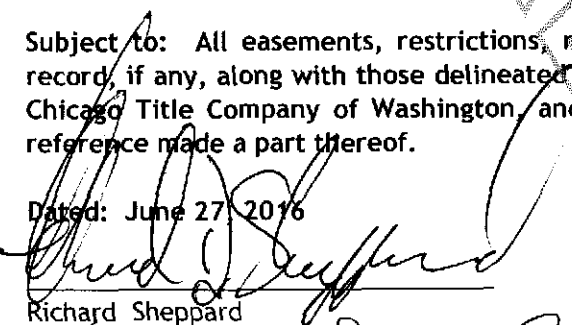
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

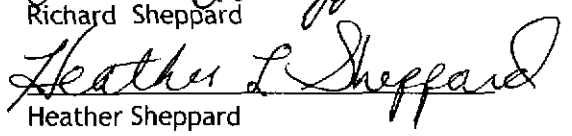
Abbreviated Legal: PTN. NW, SW 23-33-5E

Tax Parcel Number(s): P118479/33052300020100 & P18241/330523-3-003-0208

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 620027479, issued by Chicago Title Company of Washington, and set forth in Exhibit "B" attached hereto and by this reference made a part thereof.

Dated: June 27, 2016


Richard Sheppard


Heather Sheppard

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2762

JUN 30 2016

Amount Paid \$ 4010.⁰⁰
Skagit Co. Treasurer
By YMF Deputy

STATE OF WASHINGTON

County of Snohomish

} ss:

On this day personally appeared before me

Richard Sheppard & Heather Sheppard

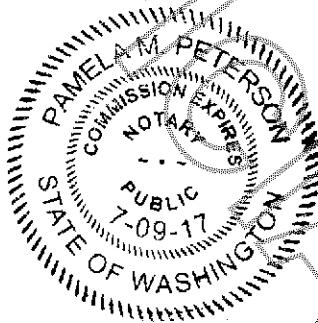
to me known to be the individual s described in and who executed the within and foregoing instrument,
and acknowledged that they signed the same as their free and voluntary act and
deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

28th

day of

June 2016



Pamela M. Peterson

Notary Public in and for the State of Washington, residing at

Manila
My Appointment Expires on 7-09-2017

EXHIBIT "A"

For APN/Parcel ID(s): p118479/330523-0-002-0100 and P18241/330523-3-003-0208

PARCEL A:

That portion of the following described property which lies Northwesternly of Lake Cavanaugh Road No. 358:

That portion of the Northwest Quarter of the Southwest Quarter of Section 23, Township 33 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of said Northwest Quarter of the Southwest Quarter, 500 feet North of the Southeast corner of said subdivision;

Thence due North along the East line of said subdivision a distance of 320 feet;

Thence North 77°00' West a distance of 554 feet;

Thence South 41°30' West a distance of 187 feet;

Thence South 65°00' East a distance of 732 feet to the point of beginning;

EXCEPT that portion lying Easterly of the line shown on survey recorded October 31, 1984, under Auditor's File No. 8410310011, which was established as the East line of subject property by Judgment entered January 23, 1985 in Skagit County Superior Court Cause No. 83-2-00521-6.

AND EXCEPT that portion which lies within the right of way of Lake Cavanaugh Road No. 358.

PARCEL B:

That portion of the Northwest Quarter of the Southwest Quarter of Section 23, Township 33 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Section 23, said corner being common to Sections 23, 22, 26 and 27;

Thence North 1°37'15" East a distance of 1,312.86 feet to the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 23;

Thence South 89°43'49" East a distance of 425.33 feet to a point on a 7° curve to the left having a tangent bearing North 40°42'07" East;

Thence Northeasterly along said curve a distance of 205.93 feet to the P.T. of said curve;

Thence North 26°17'13" East a distance of 352.15 feet;

Thence North 52°02'56" East a distance of 10.26 feet;

Thence North 26°20'58" West a distance of 53.81 feet to the true point of beginning;

Thence continuing North 26°20'58" West a distance of 150.47 feet;

Thence North 48°32'01" East a distance of 116.53 feet;

Thence South 65°00'00" East a distance of 154.30 feet;

Thence South 52°02'56" West a distance of 128.54 feet;

Thence South 37°57'04" East a distance of 10.00 feet to the P.C. of a 10.66° curve to the left;

Thence Southwesterly along said curve a distance of 88.51 feet to the true point of beginning.

ALL situated in Skagit County, Washington.

EXHIBIT B

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 6, 1940

Auditor's No(s): 327179, records of Skagit County, Washington

In favor of: Washington State Division of Forestry

For: Telephone Line

Affects: Undisclosed Location

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 17, 1961

Auditor's No(s): 603170, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 28, 1994

Auditor's No(s): 9407280010, records of Skagit County, Washington

In favor of: LuAnn Toeppen

For: Road

Affects: Portion of said premises

Terms and Conditions of that Development Moratorium;

Recorded: May 4, 1998

Auditor's File No.: 9805040090, records of Skagit County, Washington

Regarding: Six year moratorium

Terms, conditions and restriction of that Critical Area Site Plan;

Recorded: January 19, 2001

Auditor's File No.: 200101190040, records of Skagit County, Washington

EXHIBIT "B" (cont.)

Right of way for road known as Lake Cavanaugh Road, constructive notice of which is contained in various instruments of record;

Affects: Northerly Boundary of said premises

Right of way for road known as Abandoned Lake Cavanaugh Road, constructive notice of which is contained in various instruments of record;

Affects: A 60 foot strip across said premises

Lack of contiguity between Parcel A and Parcel B as delineated on the face of that Survey recorded December 22, 2001 in Volume 24 of Surveys, page 542, under Auditor's File No. 200112200122, records of Skagit County, Washington.

Easement delineated on the face of said survey recorded in Volume 24 of Surveys, page 542;

For: Driveway

Affects: Easterly portion of said premises

Terms, conditions and restrictions of that Title Notification;

Recorded: April 25, 2001

Auditor's File No.: 200104250087, records of Skagit County, Washington

Terms, Conditions and Restrictions of that Protected Critical Area Site Plan;

Recorded: April 25, 2001

Auditor's File No.: 200104250088, records of Skagit County, Washington

As to any portion of said land now, formerly or in the future covered by water. Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.