



201607270020

Skagit County Auditor \$76.00
7/27/2016 Page 1 of 4 10:50AM

When recorded return to:
Brian C. Paris and Ketti A. Nold
1856 State Route 9
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 111842

Statutory Warranty Deed

111842

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Zakaya Franay Setzer, who acquired title as Dar L. Schwalm, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian C. Paris and Ketti A. Nold, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 7, Township 36 North, Range 5 East; Ptn. Gov't Lot 4

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): P50909, 360507-0-016-0008

Dated 7-20-16

Zakaya Setzer
Zakaya F. Setzer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163178
JUL 27 2016

Amount Paid \$ 2230.00
Skagit Co. Treasurer
By Ndam Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Zakaya F. Setzer, 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: 7-20-16

Katie Hickok Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 1/07/2019 317126

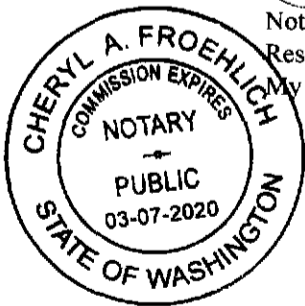


Exhibit A

EXCEPTIONS:

A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Charles E. Johnson and Edna E. Johnson, husband and wife; and Verne L. Coselman and Elizabeth R. Coselman, husband and wife
Recorded: October 8, 1962
Auditor's No.: 627159
As Follows: Reserving all petroleum, gas, coal and other valuable minerals

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Recorded: August 10, 1978
Auditor's No. 885281
Purpose: Right to draw water from well located on said premises and maintain said well

Said instrument is a re-recording of instrument recorded under Auditor's File No. 884576.

Exact location and extend of easement is undisclosed of record.

C. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: February 22, 2001
Auditor's No.: 200102220010
Regarding: Low flow mitigation summary

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

D. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: Kevin Greenough
Recorded: February 22, 2001
Auditor's No.: 200102220011

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

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:	Survey for Scott and Leslie Blackburn
Recorded:	June 11, 2015
Auditor's No.:	201506110026

EXHIBIT A

That portion of Government Lot 4, Section 7, Township 36 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the South line of Lot 4 with the centerline of the State Highway running through said lot, as said highway was conveyed by deeds recorded under Auditor's File Nos. 177980 and 305470, records of Skagit County, Washington;
thence North 20°26'00" East along the centerline of said highway, 890.00 feet;
thence West 26.71 feet to the West right-of-way line of said highway and the true point of beginning of this description;
thence West 320.34 feet to the West line of Lot 4;
thence South 01°31'08" East along the West line of said Lot 4, 140.46 feet;
thence East 263.74 feet to the West right-of-way line of said State Highway;
thence North 20°36'00" East along said right-of-way line 150.00 feet to the true point of beginning;

Also that portion of said Government Lot 4, described as follows:

Beginning at the intersection of the South line of Lot 4 with the West right-of-way line of the State Highway running through said lot, as said highway was conveyed by deeds recorded under Auditor's File Nos. 177980 and 305470, records of Skagit County, Washington;
thence North 20°26'00" East along the West right-of-way line of said highway 740.00 feet, more or less, to the Southeast corner of a tract of land conveyed to Lawrence C. Wiggins and Edith M. Wiggins, husband and wife, by deed dated and recorded May 20, 1958, under Auditor's File No. 565465, records of Skagit County, Washington, and the true point of beginning of this description;
thence West along the South boundary of said Wiggins Tract to the West line of said Lot 4;
thence South along said West line 150.00 feet;
thence East to a point on the West right-of-way line of said State Highway that is 150.00 feet South of the point of beginning;
thence North along the West right-of-way line of said State Highway to the true point of beginning.

Situated in Skagit County, Washington.