

When recorded return to:

Kelly Meurrens
500 Nelson Street
Sedro Woolley, WA 98284



201608010091

Skagit County Auditor

\$75.00

8/1/2016 Page

1 of

3 11:33AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028357

CHICAGO TITLE

3/15

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brooke Jarrel Edge, who aquired title as Brooke Gierke and Billy Raymond Edge,
wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Kelly Meurrens, an unmarried person

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

That portion of Government Lot 4, Section 13, Township 34 North, Range 9 East of the Willamette
Meridian, lying Westerly of the County Highway being more particularly described as follows:

Beginning at the intersection of the North line of said Government Lot 4 with the Westerly
boundary of said county highway, said point being on curve of said county highway, the radius
point of said curve bears North 57°25'41" East, a distance of 3,859.73 feet;

Thence Southeasterly along said curve to the left through a central angle of 2°52'15" an arc
distance of 193.39 feet;

Thence North 87°26'54" West, parallel with the North line of Government Lot 4, a distance of 445
feet, more or less, to the ordinary high water line of the Sauk River;

Thence Northwesterly along said ordinary high water line a distance of 285 feet, more or less, to
the North line of Government Lot 4;

Thence South 87°26'54" East, a distance 559 feet, more or less to the point of beginning.

(Also known as Lot 1 of Short Plat No. 48-74, approved September 6, 1974, and recorded under
Auditor's File No. 806909, records of Skagit County, Washington);

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P30937 / 340913-0-005-0100,

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

**2016 3290
AUG 1 2016**

Amount Paid \$ 2675.00

**Skagit Co. Treasurer
Deputy**

By HB

STATUTORY WARRANTY DEED
(continued)

Dated: July 29, 2016

Brooke Janel Edge
Brooke Janel Edge

Billy Raymond Edge
Billy Raymond Edge

State of WA

County or Skagit

I certify that I know or have satisfactory evidence that

Brooke Janel Edge and Billy Raymond Edge
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: 7/29/16

Tara A. Stewart
Name: Tara A. Stewart
Notary Public in and for the State of WA
Residing at: Marystown
My appointment expires: 11-10-17

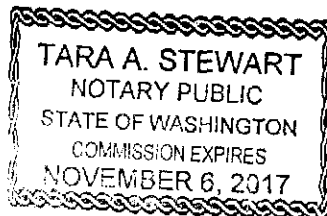


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 48-74:

Recording No.: 806909

2. 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.

3. 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: May 7, 1990
Recording No.: 9005070082
Affects: Said premises and other property

4. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: January 5, 2005
Recording No.: 200501050124

5. Title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof

Recording Date: January 5, 2005
Recording No.: 200501050125

6. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: January 5, 2005
Recording No.: 200501050126

7. Restrictive Covenant including the terms, covenants and provisions thereof

Recording Date: June 9, 2011
Recording No.: 201106090052

8. City, county or local improvement district assessments, if any.