



201608160070

Skagit County Auditor

\$75.00

8/16/2016 Page

1 of

3 2:13PM

When recorded return to:

Eric J. Baker
30731 Walberg Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620027846

CHICAGO TITLE

620027846

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason Gahan and Sara Gahan, 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 Eric J. Baker, a married man as his separate estate
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 NW of SE and Ptn NE of SW 19-35-6E

Tax Parcel Number(s): P41663/ 350619-3-001-0005

Subject to: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 5, 2016

Jason Gahan 8-15-16
Jason Gahan

Sara Gahan 8/15/16
Sara Gahan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

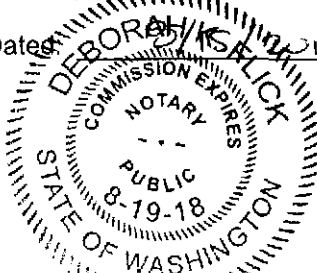
2016/08/16
AUG 16 2016

Amount Paid \$4544.00
Skagit Co. Treasurer
By *[Signature]* Deputy

State of WACounty of Skagit

I certify that I know or have satisfactory evidence that

Jason Gahan & Sara Gahan
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 8/15/2016

Deborah K. Flick
Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 8/19/18

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41663/ 350619-3-001-0005

That portion of the Northwest quarter of the Southeast quarter and the Northeast quarter of the Southwest quarter of Section 19, Township 35 North, Range 6 East, Willamette Meridian described as follows:

Commencing at the Southwest corner of the Northwest quarter of the Southeast quarter as shown on Short Plat 133-79, recorded in Volume 4 of Short Plats at Page 18 under AF No. 8001040020, records of Skagit County, Washington; thence South 89° 27' 33" East along the South line of said subdivision as shown on said survey, a distance of 79.63 feet; thence North 00° 32' 27" East, a distance of 20.00 feet to the North line of Walberg Road and the point of beginning of this description; thence continuing North 00° 32' 27" East, a distance of 221.5 feet; thence North 89° 27' 33" West, a distance of 568 feet, more or less, to a point on the West line of the East 15 acres of the Northeast quarter of the Southwest quarter of said Section 19; thence South along said West line, a distance of 221.5 feet, more or less, to the North line of Walberg Road; thence East along the North line of Walberg Road, a distance of 568 feet, more or less, to the point of beginning.

Situate in Skagit County, Washington.

EXHIBIT "B"
Exceptions

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

Recorded: June 4, 1998
Auditor's No.: 9806040072
Regarding: Property Designated Agricultural Resource Lands

2. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201307180107

3. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: July 16, 2013
Auditor's No.: 201307160048 and 201307160049

4. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201504130146.

5. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: April 17, 2015
Auditor's No.: 201504170121

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