

When recorded return to:  
Micheal Street  
3653 Newberg Place  
Sedro Woolley, WA 98284



201608260200  
Skagit County Auditor  
8/26/2016 Page 1 of 6 3:37PM \$78.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028016

CHICAGO TITLE  
620028016

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20163782  
AUG 26 2016

Amount Paid \$ 3387.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Angela M. Dockery, a single person  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Micheal Street, an unmarried person

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 SW, 19-36-05 Tax/Map ID(s):

Tax Parcel Number(s): P51072 / 360519-0-009-5002,

Subject to:

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

Dated: August 3, 2016

Angela M. Dockery

**STATUTORY WARRANTY DEED**  
(continued)

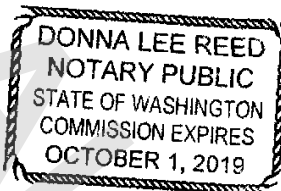
State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Angela M. Dockery is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

Name:

Notary Public in and for the State of Washington  
Residing at:  
My appointment expires:



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P51072 / 360519-0-009-5002**

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Parcel A:

That portion of the Southwest 1/4 of Section 19, Township 36 North, Range 5 East of the Willamette Meridian in Skagit County, Washington, described as follows:

Commencing at the Northeast corner of said subdivision (center of said Section);  
thence South 0 degrees 27'53" East along the East line of said subdivision 599.60 feet to the point of beginning;  
thence continuing South 0 degrees 27'53" East 299.80 feet;  
thence North 86 degrees 16'01" West parallel with the North line of said subdivision 738.50 feet;  
thence North 0 degrees 57'16" West 300.00 feet;  
thence South 86 degrees 16'01" East 741.07 feet to the point of beginning. More commonly known as Parcel No. 32 of the Record of Survey filed in Volume 1 of Surveys on page 85, under Auditor's File No. 805666 and as supplemented by map filed in Volume 1 of Surveys on Page 110 under Auditor's File No. 809463, records of said County.

Parcel A-1:

A non-exclusive easement for ingress, egress and utilities over, under and across a strip of land lying in Section 19, Township 36 North, Range 5 East, W.M. which is 60.00 feet in width, being 30.00 feet on both sides of the following described line:

Commencing at the Southwest corner of Government Lot 3 in said Section;  
thence North 0 degrees 17'36" East along the West line of said Section, 30.33 feet to the point of beginning;  
thence Northerly the following courses and distances; North 59 degrees 27'49" East 242.43 feet; North 34 degrees 30'21" East 254.74 feet; North 11 degrees 05'01" East 416.22 feet; North 8 degrees 14'41" East 628.27 feet; North 17 degrees 38'56" East 117.83 feet; North 35 degrees 18'26" East 207.71 feet; North 26 degrees 20'26" East 277.11 feet; North 60 degrees 34'24" East 141.95 feet; South 71 degrees 59'36" East 320.00 feet; South 86 degrees 16' 01" East 1755.22 feet and the terminus of said easement, said terminus having a 45.00 foot turnaround radius.

TOGETHER WITH an easement for ingress, egress and utilities over, under and across a strip of land in the West 1/2 of Section 19, Township 36 North, Range 5 East, W.M. in Skagit County, Washington, which is 60.00 feet in width and lies 30.00 feet on both sides of the following center line.

Commencing at the center of said Section;  
thence North 86 degrees 16' 01" West along the South line of the Northwest 1/4 of said Section 364.02 feet;  
thence North 0 degrees 56'29" East 662.11 feet;  
thence North 86 degrees 16'01" West 30.04 feet to the point of beginning;  
thence Southerly the following courses and distances:  
South 5 degrees 57'13" West 515.87 feet, South 14 degrees 22'03" East 172.10 feet; South 8 degrees 32'57" West 592.85 feet, South 7 degrees 56'25" East 451.25 feet, South 53 degrees 09'55" East 266.54 feet to the terminus of said

**EXHIBIT "A"**  
Legal Description  
(continued)

easement, said terminus having  
a turnaround radius of 45.00 feet.

Situated in Skagit County, Washington.

## **EXHIBIT "B"**

### **Exceptions**

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 5, 1946  
Auditor's No(s): 392626, records of Skagit County, Washington  
In favor of: United States of America  
For: Transmission line  
Affects: Said premises and other lands
2. Easement, including the terms and conditions thereof, condemned by instrument(s);  
Auditor's No(s): 398559, records of Skagit County, Washington  
In favor of: United States of America  
For: Power line right-of-way, 125 feet in width  
Affects: Said premises and other lands
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 14, 1956  
Auditor's No(s): 541503, records of Skagit County, Washington  
In favor of: Pacific Northwest Pipeline Corporation  
For: Pipe line  
Affects: Said premises and other lands
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 19, 1956  
Auditor's No(s): 541755, records of Skagit County, Washington  
In favor of: Pacific Northwest Pipeline Corporation  
For: Pipeline or pipelines for the transportation of oil, gas and the products thereof  
Affects: Said premises and other lands
5. Easement, including the terms and conditions thereof, condemned by instrument(s);  
In favor of: United States of America  
For: Power line right-of-way, 137.5 feet in width  
Condemned in: Declaration of taking filed August 28, 1963, in the District Court of the United States or the Western District of Washington, Northern Division, Case No. 263  
Affects: Said premises and other lands

## EXHIBIT "B"

### Exceptions (continued)

6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 12, 1972  
Auditor's No(s): 775573, records of Skagit County, Washington  
In favor of: United States of America  
For: Transmission line and access road  
Affects: Said premises and other lands
7. Easement delineated on the face of said survey, Vol 1, pages 109 and 110;  
For: Ingress, egress and utilities  
Affects: Said premises and other lands  
  
AMENDED by instrument(s):  
Auditor's No(s): 809463, records of Skagit County, Washington
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc.  
Recording Date: August 12, 1999  
Recording No.: 199908120020  
Affects: Portion of said premises
9. Easement, including the terms and conditions thereof, conveyed by instrument(s);  
Recorded: March 18, 2002  
Auditor's No(s): 2002040148, records of Skagit County, Washington  
In favor of: Northwest Pipeline Corporation  
For: Right-of-Way and Easement 75 feet in width being 55 feet Easterly and 20 feet Westerly as measured from the centerline of the Grantees (Sandor Balogh and Rheta Fave Balogh) most westerly pipeline
10. Memorandum of Timber Sale Agreement, including the terms and conditions thereof; entered into;  
By: Northwest Pipeline Corporation  
And Between: Tomue Y. Vine  
Recorded: March 18, 2002  
Auditor's No. 200204040149, records of Skagit County, Washington
11. City, county or local improvement district assessments, if any.