

When recorded return to:

Kurtis J Mayhall
Sedro Woolley Property Management, LLC
22712 228th Avenue Southeast
Maple Valley, WA 98038



201609150051

Skagit County Auditor

\$79.00

9/15/2016 Page

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7 11:23AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028625

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164149

SEP 15 2016

Amount Paid \$ 6057.⁰⁰

Skagit Co. Treasurer
By *mm* Deputy

CHICAGO TITLE

620028625

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth R Witzel and Jame A Witzel, 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 Sedro Woolley Property Management, LLC, a Washington Limited Liability Company

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.)

Lot(s): C SKAGIT COUNTY BLA SURVEY AF#200002170052 Tax/Map ID(s):

Tax Parcel Number(s): P116901 / 360423-3-001-0400,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 9, 2016



Kenneth R Witzel


Jame A Witzel

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kenneth R Witzel and Jame A Witzel are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 13, 2016


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9.01.2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P116901 / 360423-3-001-0400

PARCEL A:

Parcel C, SKAGIT COUNTY BOUNDARY LINE ADJUSTMENT SURVEY, approved February 17, 2000 and recorded February 17, 2000 under Auditor's File No. 200002170052, records of Skagit County, Washington; being a portion of the Southeast Quarter of Section 23, Township 36 North, Range 4 East of the Willamette Meridian;

PARCEL B:

An easement for ingress and egress, road and utilities, over, under and upon a strip of land 30 feet in width in a portion of the Northeast Quarter in Section 26, Township 36 North, Range 4 East of the Willamette Meridian, said 30-foot strip on each side of the following described centerline:

Commencing at the Southeast corner of said Northeast Quarter;
thence South 89°50'00" West, along the South line of said Northeast Quarter, a distance of 1,292.65 feet to the Southeast corner of the Southwest Quarter of the Northeast Quarter;
thence continue South 89°50'00" West, along said South line a distance of 19.65 feet;
thence North 01°13'14" West, a distance of 231.54 feet to an intersection with the Northeasterly margin of the Prairie County Road, said intersection to be hereinafter referred to as Point "X";
thence South 48°47'45" East, along said Northeasterly margin a distance of 116.36 feet to a point of curvature in said margin;
thence continue along said margin and along the arc of said curve to the left having a radius of 542.96 feet, through a central angle of 24°39'46" an arc distance of 233.72 feet to the true point of beginning of said 30-foot easement strip;
thence North 12°37'55" West, a distance of 131.82 feet;
thence North 27°01'50" West, a distance of 233.39 feet;
thence North 33°20'00" West, a distance of 144.18 feet to a point of curvature;
thence along the arc of said curve to the left having a radius of 480 feet, through a central angle of 15°22'33" an arc distance of 128.81 feet to a point in said curve that is North 01°13'14" West, a distance of 365.33 feet from before mentioned Point "X";
thence continue along said curve to the left having a radius of 480 feet, through a central angle of 18°47'49", an arc distance of 157.47 feet to a point of tangency;
thence North 67°30'22" West, a distance of 118.65 feet to a point of curvature;
thence along the arc of said curve to the right having a radius of 230.00 feet, through a central angle of 29°47'36", an arc distance of 119.60 feet to a point of tangency;
thence North 37°42'46" West, a distance of 199.22 feet to a point to be hereinafter referred to as Point "Y";
thence continue North 37°42'46" West, a distance of 335.24 feet;
thence North 13°07'03" West, a distance of 80.39 feet to an intersection with the North line of said Southwest Quarter of the Northeast Quarter and the terminus of said centerline;

PARCEL C:

An easement for ingress, egress and utilities over, under and through a portion of the Southeast

EXHIBIT "A"
Legal Description
(continued)

Quarter of Section 23, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of Parcel C after boundary adjustment as shown on Boundary Line Adjustment Survey for Tom Galbreath, recorded on February 17, 1991, under Auditor's File No. 200002170052, records of Skagit County, Washington;
thence North 83°35'07" West, along the North line of said Parcel C, a distance of 50.00 feet;
thence North 12°09'14" East, a distance of 10.00 feet;
thence South 73°14'00" East, a distance of 49.81 feet;
thence South 83°49'09" East, a distance of 255.62 feet to the centerline of an existing road;
thence South 00°26'09" East, along said centerline, a distance of 20.13 feet;
thence 83°49'09" West, a distance of 260.11 feet to the East line of said Parcel C;
thence North 12°42'50" East, a distance of 19.12 feet to the point of beginning of this description;

PARCEL D:

An easement for ingress, egress and utilities 60 feet in width over an existing road across Parcel B as delineated on Boundary Line Adjustment Survey, recorded February 17, 2000 and recorded under Auditor's File No. 200002170052, records of Skagit County, Washington; also delineated in a document entitled Easements and Agreement recorded on September 23, 1999 under Auditor's File No. 199909230052, records of Skagit County, Washington;

The North line of said easement is the North boundary of Parcel C, herein described, extended Easterly and the South boundary being the South line of Section 23, Township 36 North, Range 4 East of the Willamette Meridian;

ALL situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 22, 1970
Auditor's No(s): 747555, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Parcel B

Note: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 25, 1987
Auditor's No(s): 8711250060, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Parcel A and other property
3. Easement, including the terms and conditions thereof, granted by instrument;
Dated: September 7, 1999
Recorded: September 23, 1999
Auditor's No.: 199909230052, records of Skagit County, Washington
In favor of: Bloedel Timberlands Development, Inc., James R. Ensley and Lorraine Ensley, husband and wife, William W. Ensley, and Jesse T. Galbreath and Georgia Ensley, husband and wife
For: Ingress, egress and utilities
Affects: Parcel D and other property
4. Agreement, including the terms and conditions thereof, entered into:
By & between: Bloedel Timberlands Development, Inc.
James R. Ensley and Lorraine Ensley, husband and wife, William W. Ensley, Jesse T. Galbreath and Georgia Galbreath, husband and wife and Thomas C. Galbreath and Patricia Galbreath, husband and wife
Recorded: September 23, 1999
Auditor's No.: 199909230052, records of Skagit County, Washington
Providing: Easement agreement
Affects: Parcel D and other property
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

EXHIBIT "B"

Exceptions (continued)

- Recorded: September 23, 1999
Auditor's No.: 199909230052, records of Skagit County, Washington
Imposed By: Bloedel Timberlands Development, Inc.; James R. Ensley and Lorraine Ensley, husband and wife, William W. Ensley, Jesse T. Galbreath and Georgia Galbreath, husband and wife, and Thomas C. Galbreath and Patricia Galbreath, husband and wife
Affects: Parcel D and other property
6. Exceptions and reservations as contained in instrument;
Recorded: September 23, 1999
Auditor's No.: 199909230052, records of Skagit County, Washington
Executed By: Thomas C. Galbreath and Patricia Galbreath, husband and wife
As Follows: Each party reserves to itself all timber now on or hereafter growing within the easement on its property
Affects: Parcel D and other property
7. Terms and conditions of the easement set forth in Parcel B of Exhibit "A".
Affects: Parcels B-D
8. 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 SURVEY:
- Recording No: 200002170052
9. Resolution No. 354 Skagit County Fire District #8 including the terms, covenants and provisions thereof
- Recording Date: July 25, 2007
Recording No.: 200707250039
10. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.34); Notice of Approval
Recorded: November 18, 1971
Auditor's No.: 760794, records of Skagit County, Washington
Classification: Farm and Agricultural Land
- Transfer thereof;
Recorded: September 1, 1978
Auditor's No.: 887136, records of Skagit County, Washington

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.

EXHIBIT "B"

Exceptions
(continued)

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