

When recorded return to:

Megan Kirkpatrik
6824 Spada Road
Snohomish, WA 98290



201609160005

Skagit County Auditor

\$74.00

9/16/2016 Page

1 of

2 9:09AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 155209-OE

Grantor: The Hensler Family Trust
Grantee: Megan Kirkpatrik

Statutory Warranty Deed

THE GRANTOR ROY G. HENSLER and BERNICE V. HENSLER, TRUSTORS AND TRUSTEES OF THE HENSLER FAMILY TRUST, DATED AUGUST 31, 1998 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MEGAN KIRKPATRIK, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn Gov. Lots 2 & 3, 6-36-5 (Aka Lot 2, Survey #198712290002).

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 360506-0-002-0400, P115746, 360506-0-002-0700, P117624

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 155209-OE.

THE GRANTOR HEREBY ESTABLISHES AND RESERVES A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE EXISTING GRAVEL DRIVE, AS SAID DRIVE EXISTS ON THE DATE OF EXECUTION OF THIS DEED. SAID GRAVEL DRIVE IS DEPICTED WITHIN THAT PROTECTED CRITICAL AREA SITE PLAN RECORDED JULY 9, 2007 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200707090166 AS "DRIVEWAY". ALL RIGHTS OF USE AND MAINTENANCE OF THE SUBJECT GRAVEL DRIVE WILL BE SHARED BY THE GRANTORS AND GRANTEEES HEREIN STATED AND/OR THEIR ASSIGNS.

Dated September 13, 2016

The Hensler Family Trust

Roy G. Hensler
By: Roy G. Hensler, Trustee

Bernice V. Hensler
By: Bernice V. Hensler, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164167
SEP 16 2016

STATE OF Washington }
County of Skagit, SS:

Amount Paid \$ 1945.20
Skagit Co. Treasurer
By: *Wm* Deputy

I certify that I know or have satisfactory evidence that Roy G. Hensler and Bernice V. Hensler signed this instrument, on oath stated that They are authorized to execute the instrument and acknowledged it as the Trustors & Trustees of The Hensler Family Trust dated August 31, 1998 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: September 13, 2016



Ida Mae Ekkelkamp
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/10/2016

DESCRIPTION:

Lot 2 of Survey recorded December 29, 1987, under Auditor's File No. 8712290002, filed in Volume 7 of Surveys, page 141, records of Skagit County, State of Washington, within Government Lots 2 and 3, Section 6, Township 36 North, Range 5 East, W.M.,

EXCEPT roads and/or State Highway right-of-way.

Situate in the County of Skagit, State of Washington.