

**AFTER RECORDING MAIL TO:**  
Mr. and Mrs. Edward Neff  
16219 5th CT NW  
Shoreline, WA 98177



Skagit County Auditor  
9/21/2016 Page

1 of 3 1:25PM

\$75.00

Filed for Record at Request of  
Galvin Realty Law Group  
Escrow Number: S16-00346-AK

### Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO

112522

Grantor(s): Tammi L. Corchero  
Grantee(s): Edward Neff and Cynthia M. Neff  
Abbreviated Legal:  
Section 7, Township 35 North, Range 11 East, Ptn. of Gov't Lot 8  
Assessor's Tax Parcel Number(s): P45922, 351107-0-033-0000

THE GRANTOR Tammi L. Corchero, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Edward Neff and Cynthia M. Neff, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of Government Lot 8 in Section 7, Township 35 North, Range 11 East, W.M., described as follows:

Beginning at the Northwest corner of Government Lot 9 of said Section 7;  
thence South along the West line of said Government Lot 9, a distance of 813.6 feet;  
thence North 89°07' East parallel with the South line of Government Lot 8 of said Section, a distance of 1,334.9 feet;  
thence South along the East line of a tract of land conveyed to Melvin J. Case by instrument recorded under Auditor's File No. 456526, a distance of 160 feet, more or less, to the South line of that certain tract of land conveyed to Ambrose C. Gage, et ux, by deed recorded under Auditor's File No. 703488, and the true point of beginning;  
thence continue South along said East line 355.5 feet, more or less, to the South line of Government Lot 8 of said Section;  
thence East along said South line 295 feet;  
thence North parallel with the East line of said Case tract, a distance of 275 feet to the South line of said Gage Tract;  
thence North 76°12' West along said South line 300 feet, more or less, to the true point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities over and across a tract of land 25 feet in width, being South of and immediately adjacent to the following described line:

Beginning at the Northeast corner of the above described tract; thence South 76°13' East along the South line of the Gage Tract (as conveyed by instrument recorded under Auditor's File No. 703488) to the Westerly line of the state highway.

TOGETHER WITH an exclusive easement for ingress and egress to the Skagit River and for the installation of improvements, such as boating facilities and a conveyed picnic building, over across and on the South 60 feet of that portion of Government Lot 8 in Section 7, Township 35 North, Range 11 East, W.M., lying Easterly of the state highway, EXCEPT the North 20 rods (330 feet) thereof.

Subject to Easements, Restrictions, Covenants, Reservations, Conditions and Agreements, if any of record and as per Exhibit "A" Attached hereto and by this reference is made a part hereof

Dated SEPTEMBER 17, 2016

Tammi L. Corchero

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20164258  
SEP 21 2016

Amount Paid \$ 4633.00 LPB-10  
Skagit Co. Treasurer  
By HB Deputy

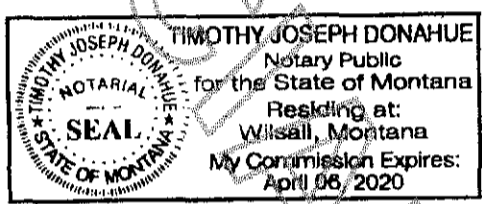
STATE OF Montana }  
COUNTY OF Park } SS:

I certify that I know or have satisfactory evidence that **Tammi L. Corchero**

the person who appeared before me, and said person acknowledged that he/she  
signed this instrument and acknowledge it to be his/her free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 9/17/16

*Timothy Joseph Donahue*  
Notary Public in and for the State of Montana  
Residing at Wilson, MT  
My appointment expires: April 06, 2020



**Exhibit "A"**

Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.

For easements, restrictions or other exceptions, see Schedule "B-1", attached hereto.

**RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed By: Crescentia A. Gage  
Recorded: February 17, 1987  
Auditor's No.: 8702170047

**RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed By: George J. and Lois M. Theodoratus  
Recorded: December 9, 1988  
Auditor's No.: 8812090003

**EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.  
Dated: April 21, 1987  
Recorded: May 6, 1987  
Auditor's No.: 8705060059  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.