

When recorded return to:
Benjamin E Green and Sarah Pauline Green
16229 Ovenell Road
Mount Vernon, WA 98273



Skagit County Auditor
9/26/2016 Page 1 of 5 3:28PM \$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020028447

Escrow No.: 620028447

STATUTORY WARRANTY DEED

THE GRANTOR(S) Euming Sue Wing and Kerrie L Sue Wing, 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 Benjamin E Green and Sarah Pauline Green, husband and wife

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 SW, 02-34-03 Tax/Map ID(s):

Tax Parcel Number(s): P21015 / 340302-0-044-0003,

Subject to:

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

Dated: September 22, 2016

Euming Sue Wing

Kerrie L Sue Wing

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164364
SEP 26 2016

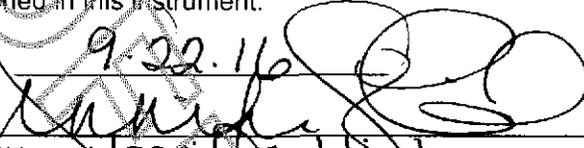
Amount Paid \$ 6235.00
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Euming Sue Wing and Kerrie L Sue Wing 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: 9.22.16


Name: Jennifer J. Lind
Notary Public in and for the State of WA
Residing at: Bow
My appointment expires: 10-01-18

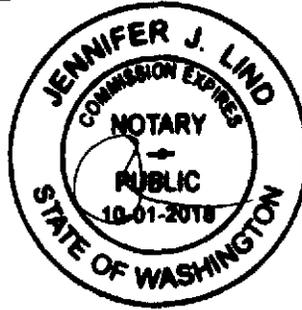


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P21015 / 340302-0-044-0003

That portion of the Southwest Quarter of the Southwest Quarter of Section 2, Township 34 North, Range 3 East of the Willamette Meridian, more particularly described as follows:

Beginning at the intersection of the Northerly line of the Ovenell County Road with the East line of said subdivision:

Thence North along the East line of said subdivision 400 feet;

Thence West parallel with the South line of said subdivision 200 feet;

Thence South parallel with the East line of said subdivision 144 feet, more or less, to the Northerly line of said County road;

Thence Southeasterly along the Northerly line of the County road to the point of beginning.

TOGETHER WITH that portion of the Southwest Quarter of the Southwest Quarter of Section 2, Township 34 North, Range 3 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Southwest corner of said Section 2;

Thence South 89 degrees 36'00" East, a distance of 1323.94 feet to the Southeast corner of the Southwest Quarter of the Southwest Quarter;

Thence North 0 degrees 52'36" West along the East line of said Southwest Quarter of the Southwest Quarter, a distance of 400 feet;

Thence North 89 degrees 36'00" West a distance of 200.00 feet to the True Point of Beginning;

Thence South 0 degrees 52'36" West parallel to the East line of said Southwest Quarter of the Southwest Quarter a distance of 113.36 feet to the Northerly right of way margin of the Ovenell Road as it existed on June 1, 1993, being 20.00 feet from the existing centerline (as measured perpendicular);

Thence North 52 degrees 53'26" West along said right of way margin a distance of 12.38 feet to the beginning of a curve concave to the Northeast having a radius point bearing North 37 degrees 06'34" East at a distance of 837.00 feet;

Thence Northwesterly along said right of way margin an arc distance of 40.25 feet through a central angle of 2 degrees 45'19";

Thence North 26 degrees 07'18" East a distance of 90.03 feet to the True Point of Beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: June 2, 1944
Auditor's No(s): 371961, records of Skagit County, Washington
For: Roads and walks in favor of adjacent farmsteads and for the construction and maintenance of utility systems
2. Exceptions and reservations as contained in Deed;
From: The United States of America
Recorded: June 2, 1944
Auditor's No.: 371961, records of Skagit County, Washington
As Follows: Three-fourths of all oil, gas, coal, and other mineral rights
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 28, 1975
Auditor's No(s): 621146, records of Skagit County, Washington
In favor of: City of Burlington
For: Sewer utility
4. Right of Way Agreement including the terms, covenants and provisions thereof

Recording Date: December 31, 1965
Recording No.: 676958

Said right of way was assigned to Lone Star Cement Corporation under Auditor's File No. 698567
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Trans Mountain Oil Pipe Line Corporation
Purpose: Pipelines together with the right of ingress and egress
Recording Date: January 14, 1957
Recording No.: 546380
Affects: Portion of said premises
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 21, 1967
Recording No.: 704891
Affects: Portion of said premises
7. Terms and provision of Boundary Line Adjustment;
Recorded: September 7, 1995
Auditor's No(s): 9509070062, records of Skagit County, Washington
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Janet Van Pelt
Purpose: Maintenance of a sewer line
Recording Date: September 7, 1995
Recording No.: 9509070062
Affects: A portion of said premises
9. 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 Boundary Line Adjustment Survey:

EXHIBIT "B"

Exceptions
(continued)

Recording No: 9509140099

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