

When recorded return to:
Richard M. Lyons
Lyons Living Trust
4844 G Loop Road
Bow, WA 98232



Skagit County Auditor
9/28/2016 Page

1 of 5 1:38PM \$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027717

CHICAGO TITLE
620027717

STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164414
SEP 28 2016

Amount Paid \$25,370.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

THE GRANTOR(S) Michael Gale and Nancy Gale, 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 Richard M. Lyons, Trustee of the Richard M. Lyons and Katherine M. Lyons Revocable Living Trust

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): A SP# 75-72

Tax Parcel Number(s): P47155 / 360226-0-042-0105

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 22, 2016

Michael Gale
Michael Gale
Nancy Gale
Nancy Gale

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael Gale and Nancy Gale 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: 9/26/16
Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at Marshall, WA
My appointment expires: 10/1/2019

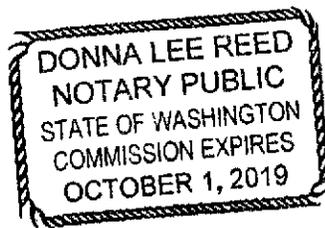


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P47155 / 360226-0-042-0105

PARCEL A:

That portion of the West Half of Government Lot 4, Section 26, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of Section 26 a distance of 715.8 feet North of the Southwest corner thereof;
thence South 89°44'30" East parallel with the South line of said Section 26 a distance of 40.0 feet to the true point of beginning;
thence South 89°44'30" East a distance of 95.0 feet;
thence North parallel with the West line of Section 26 a distance of 370.0 feet, more or less, to the Government meander line;
thence North 85°00'00" West along the Government meander line to a point a distance of 40.0 feet East of the West line of Section 26;
thence South a distance of 378.0 feet, more or less, to the true point of beginning.
Together with Second Class Tide Lands lying in front of said tract.

(Being also known as Tract A of Skagit County Short Plat #75-72 approved on November 20, 1972.)

PARCEL B:

An easement for ingress and egress over a strip of land in Government Lot 4, Section 26, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of Section 26 a distance of 695.8 feet North of the Southwest corner thereof;
thence South 89°44'30" East parallel with the South line of Section 26 a distance of 40.0 feet to the true point of beginning;
thence South 89°44'30" East a distance of 629.6 feet to the East line of the West Half of Government Lot 4;
thence North 00°12'40" East a distance of 20.0 feet;
thence North 89°44'30" West a distance of 629.67 feet to a point due North of the true point of beginning;
thence South a distance of 20.0 feet to the true point of beginning.

ALL Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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: to construct, operate maintain, repair, replace and enlarge an electric transmission and/or distribution system
Recording Date: April 16, 1931
Recording No.: 242593
Affects: Portion of said premises

2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 9148 and 125618

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: George Loop
Purpose: to construct and maintain water pipe together with rights of ingress and egress thereon.
Recording Date: September 12, 1955
Recording No.: 523925

4. 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 Short Plat 75-72:

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: to construct, operate maintain, repair, replace and enlarge an electric transmission and/or distribution system
Recording Date: April 29, 2003
Recording No.: 200304290139
Affects: portion of said premises

EXHIBIT "B"

Exceptions (continued)

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

7. Protected Critical Area Site Plan, including Terms, Provisions and Conditions therein

Recording Date: July 31, 2003
Recording No.: 200307310088

8. Protected Critical Area Site Plan, including Terms, Provisions and Conditions therein

Recording Date: February 28, 2003
Recording No.: 200302280196

9. Record of Survey

Recording Date: August 23, 2002
Recording No.: 200208230024

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: to construct, operate maintain, repair, replace and enlarge an electric transmission and/or distribution system

Recording Date: November 21, 1999
Recording No.: 199911020142
Affects: Portion of said premises

11. Assessments, if any, levied by Samish Farms Water Association.

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