

When recorded return to:

5102 Scene Drive
Yakima, WA 98908-2229



201610030142

Skagit County Auditor \$74.00
10/3/2016 Page 1 of 2 3:26PM

Filed for Record at Request of
Land Title & Escrow
Escrow Number: 155936-OAE ✓

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164530

OCT 03 2016

Grantor: James K. Roe
Grantee: HYATTCENTERS-KENNEWICK, INC.
Tax Parcel Number(s): P19455/340115-0-004-0107
Abbreviated Legal: Ptn Gov. Lot 2, 15-34-1 E.W.M.

Amount Paid \$ 20,1705⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

Land Title
Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR(S) James K. Roe, an unmarried person, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to HYATTCENTERS-KENNEWICK, INC., a Washington Corporation GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

PARCEL "A":

The North 330 feet of the South 990 feet of Government Lot 2, Section 15, Township 34 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement and right of ingress and egress for road and utility line purposes, including, but not limited to, power, water and sewer lines, together with the right to construct and maintain said road and said lines, over and across a strip of land 60 feet in width, and lying 30 feet on each side of the following described centerline, to-wit:

Beginning at the Northeast corner of the Southwest ¼ of the Northeast ¼ of Section 15, Township 34 North, Range 1 East, W.M.

thence South 2°01'50" East along the East line of said subdivision 322.40 feet to a point on the South line of the North 5 acres of the East ½ of the Southwest ¼ of the Northeast ¼ of said Section 15; thence South 2°01'50" East 380.53 feet to a point which is 30 feet South and 30 feet East of that certain tract of land conveyed to Everett E. Davis, by instrument recorded under Auditor's File No. 648660, records of Skagit County, Washington;

thence North 88°58'40" West parallel with the North line of the Southwest ¼ of the Northeast ¼ of Section 15, 30.0 feet to the West side of the country road and the true point of beginning, for the center line of this easement;

thence North 88°58'40" West to the West line of said Southwest ¼ of the Northeast ¼ of Section 15, said point being the terminal point for the center line of this 60 foot easement; as conveyed by instruments recorded under Auditor's File Nos. 720932 and 722404, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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. 155936-OAE.

Dated September 29th, 2016

James K. Roe
James K. Roe

STATE OF WASHINGTON }
COUNTY OF CHELAN } SS:

I certify that I know or have satisfactory evidence that **James K. Roe**
is the person who appeared before me, and said person acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: September 29, 2016



Sherry J. Bragg / SHERRY J. BRAGG
Notary Public in and for the State of Washington
Residing at MANSON, WA 98831
My appointment expires: MARCH 29, 2017