

When recorded return to:  
Dana L. Barton  
PO Box 6  
Rockport, WA 98283

Recorded at the request of:  
Guardian Northwest Title  
File Number: 112392



201610050039

Skagit County Auditor

\$74.00

10/5/2016 Page

1 of

2 10:18AM

## Statutory Warranty Deed

112392

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR Roy M. Zipp, as to his portion of equity for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dana L. Barton, unmarried**

the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 26, Township 35 North, Range 9 East, SW SE

Tax Parcel Number(s): P44713, 350926-0-020-0006

That portion of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point on the Northerly line of Main Street in the Town of Rockport, said point being 186 feet Westerly from the Southwest corner of Lot 6, Block 6, "ROCKPORT, WN.", as per plat recorded in Volume 3 of Plats, page 79, records of Skagit County, Washington; thence Northerly at right angles to Main Street a distance of 100 feet; thence Easterly parallel with the North line of Main Street 126 feet, more or less, to the Westerly line of Rockport Street; thence Northerly along the Westerly line of Rockport Street a distance of 100 feet; thence Westerly parallel with the North line of Main Street, a distance of 213 feet, more or less, to the South line of the new State Highway as conveyed to the State of Washington by Deeds recorded February 1, 1954, and March 15, 1954, under Auditor's File Nos. 497715 and 499168, records of Skagit County, Washington; thence Westerly and Southerly along the South line of said new State Highway Tract to the intersection with the Old Highway (Main Street); thence Southeasterly along said Old Highway to the point of beginning. This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 10-4-16

Roy M. Zipp

20164549  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

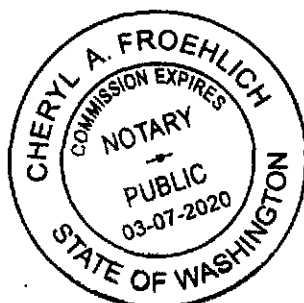
OCT 05 2016

Amount Paid \$ 1162.00  
By MA Skagit Co. Treasurer Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Roy M. Zipp, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-4-16



Printed Name: Katie Hickok Cheryl A. Froehlich  
Notary Public in and for the State of Washington  
Residing at 3000 Locust  
My appointment expires: 10/7/2019 3/7/20

Exhibit A  
SCHEDULE "B-1"

EXCEPTIONS:

A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Merl T. Benton and Myra Benton, husband and wife  
Recorded: June 25, 1984, April 5, 1996 and April 29, 1996  
Auditor's No.: 8406250055, 9604050046 and 9604290156  
As Follows:

Grantors herein retain the right to maintain existing water line through property.

Grantors agree to furnish grantee with domestic water supply from same water source free of charge.

The effect of the release of said reservation as disclosed by Quit Claim Deed recorded under Auditor's File No. 8406250056.