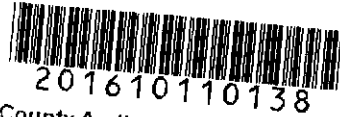


**When recorded return to:**

Donald J. Koenig and Kelsey E. Koenig  
8059 State Route 9  
Sedro Woolley, WA 98284



Skagit County Auditor  
10/11/2016 Page

1 of

3 1:36PM

\$75.00

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028632

**CHICAGO TITLE**  
620028632

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sinclair K. Hund and Erma L. Hund, 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 Donald J. Koenig and Kelsey E. Koenig, a married couple

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

The South 165 feet of the North 315 feet of the North one third of Government Lot 1 in Section 18,  
Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT the following described property:

A portion of the North one third of Lot 1 of Section 18, Township 35 North, Range 5 East of the  
Willamette Meridian, less one half of county road along the West line thereof, described as  
follows:

Commencing at the Northwest corner of said Tract,  
Thence South along the West line thereof, 150 feet to point of beginning;  
Thence South along West line thereof, 125 feet;  
Thence East 346 feet;  
Thence North 125 feet;  
Thence West 346 feet, to the point of beginning

ALSO EXCEPT State Highway 9 along the West boundary thereof.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P39315 / 350518-0-028-0002, P39319 / 350518-0-031-0106, P39320 /  
350518-0-032-0006,

Subject to:

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

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

201644646  
OCT 11 2016

Amount Paid \$

Skagit Co. Treasurer

By Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: October 10, 2016

Sinclair K. Hurd

Sinclair K. Hurd

Erma L. Hurd

Erma L. Hurd

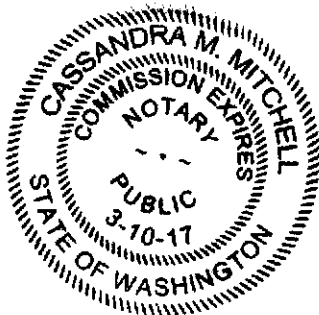
State of WA  
County of SKagit

I certify that I know or have satisfactory evidence that

Sinclair K. Hurd and Erma L. Hurd  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 10-10-16

Cassandra M. Mitchell  
Name: Cassandra M. Mitchell  
Notary Public in and for the State of WA  
Residing at: Mt Vernon,  
My appointment expires: 3-10-17



**EXHIBIT "A"**  
**Exceptions**

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: July 15, 1912  
Auditor's No.: 92167, records of Skagit County, Washington  
Executed By: Puget Hill Company  
As Follows: All metals, minerals, oils, gases, and fossils of every name and nature which may be in or upon the above described premises, and the right to enter said premises or any part hereof for the purpose of prospecting, mining, or for any purpose incidental to the extracting of any of the above metals, minerals, oils, gases and fossils, from the said premises, provided however, said party of the second part, his heirs, administrators, and assigns, shall be reasonably compensated for all damage done to the surface and soil of said land and the improvements thereon.
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 10, 1954  
Auditor's No(s): 506264, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Waterlines, etc.
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 24, 1972  
Auditor's No(s): 775756, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: July 21, 2015  
Recording No.: 201507210035
5. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.