

When recorded return to:

Sharon R. Anthony
11064 Peter Anderson Road
Burlington, WA 98233



Skagit County Auditor
10/19/2016 Page

1 of 4 3:22PM \$76.00

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 156414-OE ✓

Grantor: Mark Pederson and Larissa Mansfield
Grantee: Sharon R. Anthony

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR MARK PEDERSEN, who also appears of record as MARK O. PEDERSEN, and LARISSA MANSFIELD, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SHARON R. ANTHONY, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Tr. 6, Burlington Acreage Property.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 3867-000-006-0919, P62303, 3867-000-006-0406, P62296

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. 156414-OE.

Dated October 17, 2016

Mark Pederson

Larissa Mansfield

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164777
OCT 19 2016

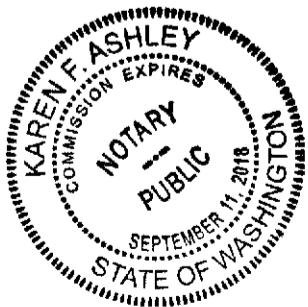
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5256⁰⁰
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Mark Pederson and Larissa Mansfield
the person who appeared before me, and said person acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: October 18th 2016

Karen Ashley
Notary Public in and for the State of
Washington



Residing at Sedro-Woolley
My appointment expires: 9/11/2016

EXHIBIT "A"

DESCRIPTION:

PARCEL "A":

The North 100 feet of the South ½ of the East ½ of the East ½ of Tract 6, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington,

EXCEPT any portion thereof lying within the boundary of the following described tract:

Beginning at the Southeast corner of said Tract 6;
thence North along the East line thereof to a point 264 feet North of the North line of the Burlington-Sedro-Woolley Highway;
thence Southwesterly to a point which is 120 feet West of the East line of said tract and 260 feet North of the South line thereof;
thence South to the South line of said Tract 6;
thence East to the point of beginning.

TOGETHER WITH a tract of land located in the North ½ of Tract 6, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of the North ½ of said Tract 6;
thence South 89°46'07" West along the South line of the North ½ of Tract 6 a distance of 301.91 feet;
thence North 0°23'45" West a distance of 27.20 feet;
thence North 89°46'07" East a distance of 301.87 feet to the East line of said Tract 6;
thence South 0°30'15" East a distance of 27.20 feet to the point of beginning,

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The South ½ of the East ½ of Tract 6, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington,

EXCEPT the North 100 feet of the South ½ of the East ½ of the East ½ of said Tract 6,

AND EXCEPT that portion described as follows:

Beginning at the Southeast corner of said tract;
thence North along the East line thereof to a point 264 feet North of the North line of the Burlington-Sedro-Woolley Highway;
thence Southwesterly to a point which is 120 feet West of the East line of said tract and 260 feet North of the South line thereof;
thence South to the South line of said Tract 6;
thence East to the point of beginning,

DESCRIPTION CONTINUED:

PARCEL "B" (continued):

ALSO EXCEPT that portion of the East ½ of Tract 6, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of the East ½ of said Tract 6;
thence North 89°46' East along the South line of said Tract 6 a distance of 220.82 feet to a point on an existing fence line and the true point of beginning;
thence North 89°46' East 205.01 feet;
thence North 11°51' West a distance of 75.55 feet to a point in an existing fence line;
thence South 68°28' West along said fence line 203.61 feet to the true point of beginning,

AND ALSO EXCEPT that portion of the East ½ of Tract 6, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said East ½ of Tract 6;
thence South 89°46' West along the South line of said tract a distance of 120 feet to the true point of beginning for this description,
thence South 89°46' West a distance of 77.14 feet;
thence North 11°51' West, a distance of 75.55 feet;
thence North 68°28' East a distance of 98.60 feet to a point on the West line of the East 120 feet of said Tract 6;
thence South 0°30'15" East a distance of 109.80 feet to the true point of beginning,

AND ALSO EXCEPT that portion of Lots 6 and 13, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Northeast corner of the South ½ of said Lot 6;
thence South 89°46'07" West along the North line of said South ½ of Lot 6, 301.91 feet to the true point of beginning;
thence continue South 89°46'07" West along said North line, 320.39 feet to the Northwest corner of said South ½ of the East ½ of said Lot 6;
thence South 0°23'45" East along the West line of said East ½, 316.05 feet to the Southwest corner of said South ½ of the East ½ of Lot 6;
thence South 10°01'02" East 81.86 feet to an existing fence;
thence North 68°28'00" East, along said existing fence line 328.83 feet to a point that is South 0°23'45" East from the true point of beginning;
thence North 0°23'45" West, parallel with said West line, 277.26 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

DESCRIPTION CONTINUED:

PARCEL "C":

That portion of the South ½ of the East ½ of Tract 6, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract 6;
thence North along the East line thereof to a point 264 feet North of the North line of the Burlington-Sedro-Woolley Highway;
thence Southwesterly to a point which is 120 feet West of the East line of said tract and 260 feet North of the South line thereof;
thence South to the South line of said Tract 6;
thence East to the point of beginning.

EXCEPT from the above any portion lying South of the following described line:

That portion of Tract 6, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Tract 6, which is 252 feet North of the North line of the Burlington-Sedro-Woolley Highway, as said Highway existed on August 20, 1951;
thence West 120 feet;
thence North 8 feet to the Northwesterly corner of a tract of land conveyed to Vernon L. Anderson, by Deed recorded September 15, 1951, under Auditor's File No. 465729, records of Skagit County, Washington; said point being the true point of beginning for the line;
thence Northeasterly to the East line of said Tract 6 to a point which is 264 feet North of the North line of the said Burlington-Sedro-Woolley Highway and the terminal point of the line.

Situate in the County of Skagit, State of Washington.