

When recorded return to:
Michael D. Feist
3052 Lake Erie Way
Anacortes, WA 98221



201610240146

Skagit County Auditor \$74.00
10/24/2016 Page 1 of 2 3:42PM

Filed for Record at Request of
Land Title & Escrow
Escrow Number: 155594-OAE ✓

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 4848
OCT 24 2016

Grantor: Fidalgo Construction, LLC
Grantee: Michael D. Feist and Zeffarie C. Feist
Tax Parcel Number(s): P19003/340101-3-002-0000
Abbreviated Legal: Ptn SW SW, 1-34-1 E W.M.

Amount Paid \$ 1304.40
Skagit Co. Treasurer
By *Mdm* Deputy

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR(S) Fidalgo Construction, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael D. Feist and Zeffarie C. Feist, husband and wife GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

The South 187 feet of that portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 34 North, Range 1 East, W.M., lying Westerly of the County Road known as the Heart Lake Road, also shown of record as the C.R. Donnell Road No. 2.

EXCEPT from the above described parcel those portions thereof designated as Parcels "D" and "E", more particularly described as follows:

Parcel "D":

All those portions of Sections 1, 2, 11 and 12, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the section corner common to the aforesaid sections;
thence North $0^{\circ}19'30''$ East along the West line of said Section 1, 188.25 feet to a point hereinafter designated as Point A;
thence North $84^{\circ}21'30''$ East 51.00 feet to the true point of beginning of this description;
thence continue North $84^{\circ}21'30''$ East 112.07 feet;
thence South $21^{\circ}11'30''$ West to the shore of Lake Erie;
thence Westerly along said shore to a point that lies South $21^{\circ}11'30''$ West from the said true point of beginning;
thence North $21^{\circ}11'30''$ East to a point on the North line of an existing gravel driveway that bears South $21^{\circ}11'30''$ West a distance of approximately 187 feet from the said true point of beginning;
thence Westerly along the North line of said driveway approximately 120 feet to the center of a small creek;
thence Northeasterly along the centerline of the most Easterly branch of said creek to a point that lies 76.26 feet distant and South $77^{\circ}40'39''$ West from Point A previously designated;
thence North $77^{\circ}40'39''$ East a distance of 76.26 feet to Point A previously designated;
thence North $84^{\circ}21'30''$ East 51.00 feet to the true point of beginning.

Parcel "E":

That portion of Government Lot 1, Section 12, Township 34 North, Range 1 East, W.M., described as follows:

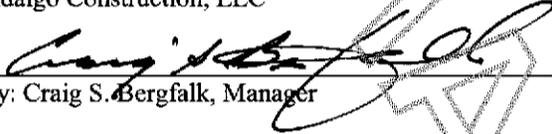
Beginning at a point on the West road margin of Heart Lake County Road that is 50 feet North (as measured at right angles) of the South line of said Government Lot 1;
thence Northwesterly along the West line of said County Road 650 feet to the true point of beginning;
thence South 88°34'30" West 370 feet, more or less, to the shore of Lake Erie;
thence Northerly and Westerly along the shore of Lake Erie 100 feet;
thence Northeasterly to a point on the West road margin of said Heart Lake County Road that is 300 feet Northerly of the true point of beginning (as measured along the Westerly Road margin of said County Road)
thence Southerly along the Westerly road margin of said County Road 300 feet to the true point of beginning.

Situate in the City of Anacortes, 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. 155594-OAE.

Dated October 19, 2016

Fidalgo Construction, LLC


By: Craig S. Bergfalk, Manager

~~SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX~~

~~20164834
OCT 24 2016~~

~~Amount Paid \$ 1304.40
Skagit Co. Treasurer
By Deputy~~

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Craig S. Bergfalk
signed this instrument, on oath stated that he is
authorized to execute the instrument and acknowledged it as the Manager
of Fidalgo Construction, LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: October 20, 2016




Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/2019