



201611210125

When recorded return to:
Puget Sound Energy
Real Estate Department
PO Box 97034 PSE 10S
Bellevue, WA 98009-9734

Skagit County Auditor \$75.00
11/21/2016 Page 1 of 3 3:55PM

Recorded at the request of:
Guardian Northwest Title
File Number: 111513

GUARDIAN NORTHWEST TITLE CO.
Statutory Warranty Deed 111513

THE GRANTOR Nielsen Brothers, Inc., a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Puget Sound Energy, a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 17, Township 35 North, Range 4 East, W.M., Portion Lot 1 of Short Plat No. 94-014 in the SW 1/4

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P39243, 350517-0-001-0004, P121598, 350517-0-001-0100

The attached described property will be combined or aggregated with contiguous property to the South owned by the buyer. This property adjustment is not for the purposes of creating an additional building lot.

The boundary line adjustment is approved by Arne Roeder of the Skagit County Planning Department.

Dated 11/18/2016

Nielsen Brothers, Inc.

By: Robert C. Nielsen, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 5288

NOV 21 2016

Amount Paid \$ 4323.42
Skagit Co. Treasurer
By Mam Deputy

STATE OF Washington
COUNTY OF Whatcom } SS:

I certify that I know or have satisfactory evidence that Robert C. Nielsen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the President of Nielsen Brothers, Inc, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/18/2016

Trudy Swenson
Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 3/10/17



Exhibit B

EXCEPTIONS:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Hansen Creek

B. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Dean Alan Smiley, et ux, et al
Recorded: January 29, 1993
Auditor's No.: 9301290040
For: Ingress, egress and utilities
Affects: proposed ingress and egress easement

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 94-014
Recorded: August 5, 2004
Auditor's No.: 200408050002

D. The terms and provisions of those certain unrecorded letters pertaining to access and utility easement from the Skagit County Parks Department dated April 4, 1994 and May 5, 1994 as delineated on the face of Short Plat No. 94-014.

Affects: Proposed ingress and egress easement

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: James Gregory Burrell, et ux
Recorded: July 31, 1995
Auditor's No. 95073130090
Purpose: Ingress, egress and utilities
Area Affected: proposed ingress and egress easement

Escrow No.: 111513

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of Lot 1 of Skagit County Short Plat No. 94-014, approved August 2, 1994 and recorded August 5, 1994, in Volume 11 of Short Plats, page 95, under Auditor's File No. 9408050002, records of Skagit County, Washington; being a portion of the Southwest 1/4 of Section 17, Township 35 North, Range 5 East, W.M., lying East of the following described line:

Commencing at the Southwest corner of said Section 17;

Thence $86^{\circ}16'36''$ East along the South line of the Southwest quarter of said Section 17, for a distance of 788.93 feet to the Southeast corner of Lot 2 of said Short Plat 94-014;

Thence North $0^{\circ}12'29''$ West along the East line of said Lot 2, for a distance of 767.69 feet to a point on the Southerly boundary of Lot 1 of said Short Plat 94-014 and the **point of beginning** of said line;

Thence North $0^{\circ}12'29''$ West 1181.02 feet to the South line of the Great Northern Railway right of way and the **terminus** of said line.

EXCEPT any portion of said Lot 1 lying East of Hansen Creek as conveyed to Travis R. Martinez and Maria L. Martinez, husband and wife, by deed recorded December 19, 2011 under Skagit County Auditor's File No. 201112190072.