



201611230094

When recorded return to:

Skagit County Auditor \$75.00  
11/23/2016 Page 1 of 3 3:12PM

Ms. Shari L. Howard  
4228 Meins Road  
Sedro Woolley, WA 98284

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 156418-OE ✓

Grantor: Robert Howard  
Grantee: Shari L. Howard

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

THE GRANTOR ROBERT HOWARD, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SHARI L. HOWARD, an unmarried individual, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NW NE & SW NE, 26-36-4 E W.M. 8A

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 360426-1-001-0300, P105693, 360426-0-004-0302, P103613

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. 156418-OE.

Subject to all

Dated November 22, 2016

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20165325  
NOV 23 2016

Robert Howard

Amount Paid \$ 4277.00  
Skagit Co. Treasurer  
By *Ham* Deputy

Michelle L. Howard, spouse of  
Robert Howard

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert Howard and Michelle L. Howard

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: November 22nd 2016

*Karen Ashley*  
Karen Ashley

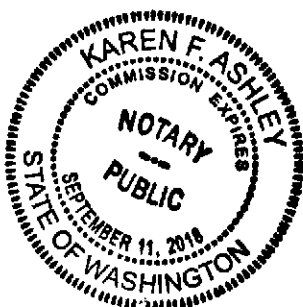
Notary Public in and for the State of

Washington

Residing at Sedro-Woolley

My appointment expires:

9/11/2018



**EXHIBIT "A"**

**DESCRIPTION:**

**PARCEL "A":**

That portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 26, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence North  $89^{\circ}25'40''$  East 330.00 feet along the South line of said subdivision to the Southeast corner of that certain tract described in Statutory Warranty Deed to James and Pamela Carpenter, husband and wife, recorded under Skagit County Auditor's File No. 8303240040 and being the true point of beginning;

thence North  $0^{\circ}21'00''$  West 371.49 feet along the East line of said Carpenter Tract, (being parallel with the West line of said subdivision);

thence North  $89^{\circ}25'40''$  East 323.24 feet parallel with the South line of said subdivision to the Westerly margin of that certain 30.00 foot wide Right of Way Easement to Jesse Galbreath et al, recorded under Skagit County Auditor's File No. 759060;

thence along said Westerly right of way line South  $16^{\circ}35'44''$  West 327.60 feet;

thence South  $13^{\circ}07'03''$  East 59.91 feet to the South line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 26;

thence South  $89^{\circ}25'40''$  West 241.00 feet along said South line to the true point of beginning.

SUBJECT TO AND TOGETHER WITH that certain 30.00 foot wide right of way easement for ingress, egress, and utilities as described in said Right of Way Deed to Galbreath et al recorded under Skagit County Auditor's File No. 759060.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH a 60.00 foot wide easement for ingress, egress and utilities being approximately centered along the existing gravel driveway (being the roadway previously referred to by Right of Way Deed recorded under Auditor's File No. 759060). The centerline being more particularly described as follows:

Beginning at the Northeast corner of Tract "A" as shown on that certain Record of Survey Map recorded in Volume 1 of Surveys, page 122, records of Skagit County, Washington (also being the centerline of a 30.00 foot wide easement for road and utilities shown thereon);

thence North  $13^{\circ}07'03''$  West 59.27 feet;

thence North  $16^{\circ}35'44''$  East 117.38 feet to the North line of the South 170.00 feet of the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 26, Township 36 North, Range 4 East, W.M., and the terminus of said centerline.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That portion of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 26, Township 36 North, Range 4 East, W.M., (also being a portion of Parcel "A" of that certain Record of Survey Map recorded in Volume 12 of Surveys, pages 125 and 126, records of Skagit County, Washington) being more particularly described as follows:

-continued-

DESCRIPTION CONTINUED:

PARCEL "B" continued:

Beginning at the Northwest corner of said Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence North  $89^{\circ}25'40''$  East, 330.00 feet along the North line of said subdivision to the Southeast corner of that certain tract described in Statutory Warranty Deed to James and Pamela Carpenter, husband and wife, recorded under Skagit County Auditor's File No. 8303240040, and being the true point of beginning;  
thence South  $8^{\circ}47'55''$  East, 57.74 feet to an old fence line corner;  
thence along the remains of an old fence line as follows: North  $89^{\circ}31'39''$  East, 70.96 feet;  
thence South  $86^{\circ}34'52''$  East, 28.98 feet;  
thence North  $87^{\circ}12'31''$  East 54.48 feet;  
thence South  $88^{\circ}04'30''$  East, 41.91 feet to the East end of said old fence line;  
thence continue South  $88^{\circ}04'30''$  East, 65.75 feet to the East line of that certain tract described in Statutory Warranty Deed to Dennis and Margaret Anderson, husband and wife, recorded under Skagit County Auditor's File No. 9201230088;  
thence North  $13^{\circ}07'03''$  West, 63.38 feet along said East line to the Northeast corner thereof;  
thence South  $89^{\circ}25'40''$  West, 256.37 feet along the North line of said Anderson Tract (also being the North line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 26, Township 36 North, Range 4 East, W.M.) to the true point of beginning.

Situate in the County of Skagit, State of Washington.