

When recorded return to:

Mr. and Mrs. Justin T. Phraner



201612020138

Skagit County Auditor

\$78.00

12/2/2016 Page

1 of

4

3:32PM

Filed for Record at Request of

Land Title and Escrow

Escrow Number: 156443-SE ✓

Grantor: Glenn C. Ash, Kristen J. Ash, Richard P. Ruhl and Lori J. Ruhl

Grantee: Justin T. Phraner and Bridget J. Phraner

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR GLENN C. ASH and KRISTEN J. ASH, husband and wife and RICHARD P. RUHL and LORI J. RUHL, husband and wife, as tenants in common, in indeterminate undivided interests for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JUSTIN T. PHRANER and BRIDGET J. PHRANER, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Gov. Lot 2, 25-36-2 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 360225-0-015-0109, P46970

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. 156443-SE.

Tax Parcel Number(s): 360225-0-015-0109, P46970

Dated 12-1-16

Glenn C. Ash

Richard P. Ruhl

Kristen J. Ash

Lori J. Ruhl

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165467
DEC 02 2016

Amount Paid \$ 5461.59
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Glenn C. Ash, Kristen J. Ash, Richard P. Ruhl and Lori J. Ruhl

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: 12-1-16

Kerry L. Larson

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 8-06-2019

DESCRIPTION:



That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at an existing concrete marker for the meandering corner on the West section line of said section;

thence North $88^{\circ}07'33''$ East along the meander line, 219.05 feet;

thence South $0^{\circ}02'$ West, 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 767775;

thence North $89^{\circ}58'$ West a distance of 20 feet, more or less, to the East line of that certain tract sold to Paul Billeter, et ux, by instrument recorded July 26, 1967, under Auditor's File No. 702409;

thence South along said East line and said East line extended, a distance of 83 feet, more or less, to a point which bears North $89^{\circ}58'$ West from a point on the East line of that certain tract of land conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, which lies 83 feet from the South line of said Metzger tract which measured along said East line, said point being the true point of beginning;

thence continuing along the extension of the East line of said Billeter tract, a distance of 76 feet, more or less, to a point which bears North $89^{\circ}58'$ West from a point on the East line of said Green Tract which lies 159 feet from the South line of said Metzger tract when measured along the East line of the said Green tract;

thence South $89^{\circ}58'$ East a distance of 148 feet, more or less, to the East line of said Green tract;

thence North along said East line 76 feet;

thence North $89^{\circ}58'$ West, 148.83 feet, more or less, to the true point of beginning,

EXCEPT that portion lying West of the East line of the following described tract:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;

thence Easterly along the meander line 219.05 feet;

thence South 33.56 feet to the true point of beginning;

thence South 430 feet, more or less, to the County road;

thence West 20 feet;

thence North 380 feet, more or less, to the Northeast corner of that certain parcel conveyed by James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961 and recorded August 26, 1963, under Auditor's File No. 640052;

thence West 10.78 feet;

thence North 50 feet;

thence East 30 feet to the point of beginning.

TOGETHER WITH:

An undivided $1/16^{\text{th}}$ interest in an irregular shaped roadway described as follows:

DESCRIPTION CONTINUED:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;

thence Easterly along the meander line 219.05 feet;

thence South 33.56 feet to the true point of beginning;

thence South 430 feet, more or less, to the County road;

thence West 20 feet;

thence North 380 feet, more or less, to the Northeast corner of that certain parcel conveyed by James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961 and recorded August 26, 1963, under Auditor's File No. 640052;

thence West 10.78 feet;

thence North 50 feet;

thence East 30 feet to the point of beginning.

TOGETHER WITH:

An easement for ingress, egress and utilities over, under and across the following described tract:

That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East, W.M., more particularly described as follows.

Beginning at an existing Concrete marker for the meandering corner on the West section line of said section;

thence North 88°07'33" East along the meander line, 219.05 feet;

thence South 0°02' West 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 767775, said point being the true point of beginning;

thence North 89°58' West a distance of 20 feet, more or less, to the East line of that certain tract of land sold to Paul Billeter and Edna H. Billeter, husband and wife, by instrument recorded July 26, 1967, under Auditor's File No. 702409;

thence South along said East line, 79.20 feet, more or less, to the Southeast corner of said Billeter tract;

thence West along the South line of said Billeter tract 15 feet;

thence South 0°02' West 180 feet, more or less, to the North line of the existing public road commonly referred to as the Blue Heron Road;

thence North 86°27'50" East along the North line of said road, 40 feet, more or less, to a point which lies South 86°27'50" West, 121.72 feet from the East line of that certain tract of land conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, when measured along the North line of said road;

thence North 0°02' East 144.20 feet;

thence North 25°10'42" East, 35.37 feet;

thence North 0°02' East 83.00 feet, more or less, to the South line of said Metzker tract;

thence West along said South line a distance of 20 feet, more or less, to the true point of beginning,

EXCEPT that portion thereof lying within the boundaries of the above described Parcel.

DESCRIPTION CONTINUED:

TOGETHER WITH an undivided 1/16th interest in the following described real property:

Tidelands of the Second Class, situated in front of, adjacent to or abutting upon that part of the shore line of Lot 2, Section 25, Township 36 North, Range 2 East, W.M., extending from the Northwest corner of said lot to a point South 87°22' East 351.2 feet from said Northwest corner of said lot,

EXCEPT the West 2 chains thereof.

TOGETHER WITH an undivided 1/16th interest in the following described beach property:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;

thence East 109 feet to the true point of beginning;

thence East along the meander line, 239.65 feet;

thence South 44.55 feet;

thence West 239.65 feet, more or less;

thence North 30 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.