

When recorded return to:

Tammy E. Wilson
P.O. Box 981
Stanwood, WA 98292



Skagit County Auditor

\$77.00

12/16/2016 Page

1 of

5 12:01PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029078

CHICAGO TITLE

620029078
5177

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alan Hebert, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Tammy E. Wilson, a single person

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN S/2 SW SE, 34-34-04

Tax Parcel Number(s): P131208 / 340434-4-005-0011

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: December 5, 2016

Alan Hebert

Alan Hebert

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 5669

DEC 16 2016

Amount Paid \$ 3387.00

Skagit Co. Treasurer

By *MM* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Alan Hebert is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 6, 2016

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

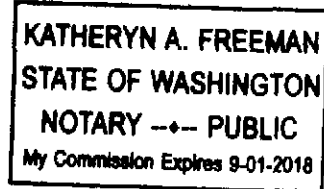


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P131208 / 340434-4-005-0011

That portion of the South Half of the Southwest Quarter of the Southeast Quarter of Section 34, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southwest corner of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter of said Section 34;

Thence South 89 degrees 32'18" East along the South line of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter of said Section 34, a distance of 167.20 feet to a point on the Northerly prolongation of the Easterly line of that certain 40.00 foot wide road right of way as reserved in Quit Claim Deed filed under Auditor's File No. 803998, records of Skagit County, Washington;

Thence South 1 degree 31'48" East, a distance of 87.10 feet to a point on the Easterly line of said right of way and the point of beginning of this description;

Thence South 1 degree 31'48" East along said Easterly right of way line, a distance of 181.52 feet;

Thence South 1 degree 17'44" West along said Easterly right of way line, a distance of 53.62 feet;

Thence North 88 degrees 28'12" East, a distance of 144.01 feet;

Thence North 1 degree 31'48" West, a distance of 205.04 feet;

Thence South 88 degrees 33'59" West, a distance of 58.58 feet to a curve to the right having a radius of 130.00 feet;

Thence Westerly and Northerly along said curve through a central angle of 39 degrees 35'02", an arc distance of 89.81 feet to the point of beginning of this description.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: English Lumber Company
Recording No.: 378729

Amended by
Recording No. 526705

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: February 3, 1961
Recording No.: 604292

3. Right of Way Agreement including the terms, covenants and provisions thereof

Recording Date: February 4, 1976
Recording No.: 829587

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Nancy B. Ervine
Purpose: Private road and ingress and egress
Recording Date: June 24, 1977
Recording No.: 859090

Corrected deed
Recording Date: May 21, 1991
Recording No.: 9105210025

5. Affidavit including the terms, covenants and provisions thereof

Recording Date: September 16, 1986
Recording No.: 8609160040

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "B"

Exceptions (continued)

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 16, 1993
Recording No.: 9308160089

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Ruby M. Ervine
Purpose: Ervine Lane
Recording Date: May 22, 2001
Recording No.: 200105220108

8. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: August 13, 2012
Recording No.: 201208130102

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: James E. Ervine and Margie G. Ervine
Purpose: Water line and well protection
Recording Date: August 13, 2012
Recording No.: 201208130102

10. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: October 25, 2012
Recording No.: 201210250101

11. City, county or local improvement district assessments, if any.