

When recorded return to:  
David J. Claybo and Cindy A. Claybo  
7460 NE Cape Horn Road  
Concrete, WA 98237

Recorded at the request of:  
Guardian Northwest Title  
File Number: 112943



201612300096  
Skagit County Auditor  
12/30/2016 Page 1 of 2 2:07PM \$74.00

### Statutory Warranty Deed

112943

GUARDIAN NORTHWEST TITLE CO

THE GRANTOR Sharon A. Herring, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David J. Claybo and Cindy A. Claybo, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 12, Township 35 North, Range 7, East; Ptn. of Gov't Lot 4 and Section 11, Township 35 North, Range 7, East; Ptn. of SE 1/4 of NE 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): P42449, 350711-1-008-0009, P42537, 350712-0-021-0003, P42530, 350712-0-008-0000

Dated December 28, 2016

Sharon A. Herring  
Sharon A. Herring

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20165907  
DEC 30 2016

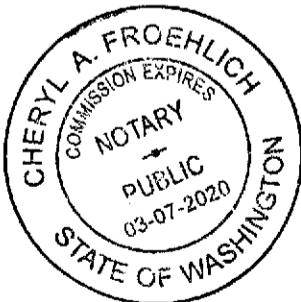
Amount Paid \$ 5024.<sup>60</sup>  
Skagit Co. Treasurer  
By man Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sharon A. Herring, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-28-16

Katie Hickok  
Printed Name: Cheryl A. Froehlich  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 1/07/2019 317/20



## EXHIBIT A

That portion of Government Lot 4 in Section 12, Township 35 North, Range 7, East W.M., lying Westerly of the County road and South of the tract conveyed for gravel pit to the State of Washington by deed recorded under Auditor's File No. 440108.

ALSO, that portion of the Southeast 1/4 of the Northeast 1/4 of Section 11, Township 35 North, Range 7, East W.M. lying Southerly of State Highway 17-A, which runs parallel with and Southerly of the right of way of the Great Northern Railway Co., EXCEPT the following described tract conveyed to the State of Washington:

Beginning at a point where the center line survey of Secondary State Highway No. 17-A, Birdsvlew to Concrete, intersects the East line of said Section 11, this point being 951.42 feet North of the Quarter corner between Sections 11 and 12; thence South along the East line of said Section 11 to the intersection with the South right of way line of said highway, this being the true point of beginning; thence Westerly along the said South right of way line 300 feet; thence South  $4^{\circ}11'30''$  East 405 feet parallel with the East line of said Section 11; thence South  $79^{\circ}54'$  East 298.2 feet to the East line of said Section 11; thence North along the East line of said Section 11, 565 feet to the true point of beginning; ALSO EXCEPT that portion of the Southeast 1/4 of the Northeast 1/4 of Section 11, Township 35 North, Range 7 East, W.M., described as follows:

Beginning at the intersection of the East line of Section 11 with the Southerly line of the State Highway, as established; thence Westerly along said highway 300 feet to the true point of beginning (said point being the Northwesternly corner of a tract conveyed to the State of Washington for gravel pit); thence South  $4^{\circ}11'30''$  East along said gravel pit 316 feet; thence Westerly parallel with the highway 415 feet; thence North  $4^{\circ}11'30''$  West 316 feet to the highway; thence Easterly to the true point of beginning.