

When recorded return to:
Craig McLean
20413 East Rio Vista Avenue
Burlington, WA 98233



201701190079

Skagit County Auditor
1/19/2017 Page

\$75.00
1 of 3 4:06PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029560

CHICAGO TITLE

620029560

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017228
JAN 19 2017

Amount Paid \$ 8620.20
Skagit Co. Treasurer
By *M. M. M.* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel J. Martin and Terese A. Martin, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Craig McLean, an unmarried man and Kristina Cahail, an unmarried woman

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

Parcel BLA 1 of Skagit County Boundary Line Adjustment Recorded under Auditor's File Number 201208080082, more particularly described as follows:

All that portion of the following described Parcel A, lying Westerly of the following described line:

Beginning at the Southeast corner of the Southwest Quarter of Section 33, Township 35 North, Range 4 East, of the W.M.;
Thence South 89° 58' 35" West along the South line of said Southwest Quarter 294.17 feet;
Thence North 38° 34' 24" East, 38.39 feet to a point on the South line of Tract 56, Plat of Burlington Acreage Property, according to the plat thereof, recorded in Volume 1 of Plats, Page 49, records of Skagit County Washington, also being the North line of Rio Vista Avenue, said point also being the True Point of Beginning of said line;
Thence continuing North 38° 34' 24" East, 76.62 feet;
Thence North 00° 01' 21" East, 568.78 feet to the North line of said Tract 56 and the terminus of said line.

Parcel A:

The East 1/2 of Tract 56, Plat of the Burlington Acreage Property, as per the plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Also, that portion of the West 1/2 of Tract 56, Plat of the Burlington Acreage Property, as per the plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, in Section 33, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of said Tract 56, 181.55 feet East of the Southwest corner thereof;
then North 42°27'30" East, 380.0 feet;
then North 27°01' East, 284.58 feet;
thence North 42°27'30" East, 90.0 feet to the East line of said West 1/2 of Tract 56;
thence South 0°44'45" West along the East line of said West 1/2 of Tract 56 to the Southeast corner thereof;
thence North 89°29' West along the South line of said Tract 56 to the point of beginning.

TOGETHER WITH that portion of vacated road known as the 'Burlington Acreage Plat Road' that would attach by operation of law.

P 62682

STATUTORY WARRANTY DEED

(continued)

Situate in Skagit County, Washington.

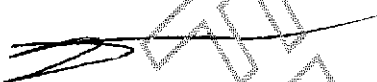
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P62682 / 3867-000-056-0306

Subject to:

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

Dated: January 13, 2017


Daniel J. Martin


Terese A. Martin

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Daniel J. Martin and Terese A. Martin
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 1-17-17


Name: Jennifer J. Lind

Notary Public in and for the State of WA

Residing at: Bow

My appointment expires: 10-01-18

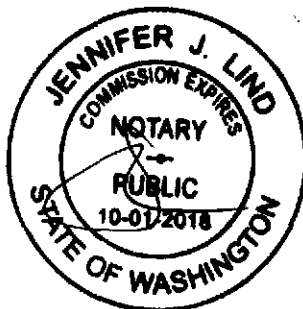


EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF THE BURLINGTON ACREAGE PROPERTY:
2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed recorded December 14, 1903, in Volume 53 of Deeds, Page 23, records of Skagit County, Washington;

Grantor: W.M. Lindsay and Emma S. Lindsay

We have made no determination as to the present ownership of the reserved interests described therein.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Dike District No. 12
Purpose:
To place, maintain, repair and replace in the event of flood damage or destruction, revetment work on the North bank of the Skagit River and basing for necessary dike and dikes of said district, together with the right of ingress to and egress therefrom, for inspection, construction repair work, and for any other needs of said district
Recording Date: July 24, 1961
Recording No.: 610276
Affects: A portion of Parcel A
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 18, 2001
Recording No.: 200112180109
Matters shown: Fence
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. Public or private easements, if any, over vacated portion of said premises.
7. A survey has been recorded:

Recording Date: 09/09/2011
Recording No.: 201109090051
8. A survey has been recorded:

Recording Date: 08/08/2012
Recording No.: 201208080083
9. Terms and conditions of Boundary Line Adjustment Quit Claim Deed

Recording Date: August 8, 2012
Recording No.: 201208080082
10. City, county or local improvement district assessments, if any.