

When recorded return to:

Dayna L Loeffler
5721 Capricorn Lane
Bow, WA 98232



201703150075

Skagit County Auditor

\$78.00

3/15/2017 Page

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6 3:29PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030036

CHICAGO TITLE

620030036

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kathy S. Isbrandtsen, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Sean C Proll and Dayna L Loeffler, unmarried persons

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 NW of SE 34-36-3E

Tax Parcel Number(s): P118487 / 360334-4-002-0200

Subject to:

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

Dated: March 6, 2017

X Kathy S. Isbrandtsen
Kathy S. Isbrandtsen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017996

MAR 15 2017

Amount Paid \$ 4953.40

Skagit Co. Treasurer

By *man* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Oklahoma
County of LeFlore

I certify that I know or have satisfactory evidence that

Kathy S. Isbrandtson
is the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument. Sr

Dated: 3-8-2017

Steven K. Rice
Name: Steven K. Rice
Notary Public in and for the State of Oklahoma
Residing at: Ft. Smith, Ark.
My appointment expires: 11-26-2019

STEVEN K. RICE
NOTARY PUBLIC-OKLAHOMA
SEQUOYAH COUNTY
COMMISSION NO. 03014028
COMMISSION EXP. 11-26-2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118487 / 360334-4-002-0200

Parcel A:

That portion of the Northwest 1/4 of the Southeast 1/4 of Section 34, Township 36 North, Range 3 East, Willamette Meridian, being more particularly described as follows:

Beginning at the Southwest corner of said Northwest 1/4 of the Southeast 1/4 of said Section 34; thence North 00° 42' 54" East along the West line thereof a distance of 115.01 feet; thence South 89° 53' 42" East a distance of 197.51 feet to the true point of beginning; thence North a distance of 70.40 feet; thence South 85° 10' 08" East a distance of 310.42 feet; thence South 00° 58' 16" West a distance of 159.85 feet; thence North 89° 53' 42" West a distance of 308.04 feet; thence North 00° 42' 54" East a distance of 115.01 feet to the true point of beginning.

Parcel B:

An access and utility easement described as follows:

All that portion of the Southeast 1/4 of Section 34, Township 36 North, Range 3 East, Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Southeast 1/4 of Section 34; thence North 00° 42' 54" East along the West line thereof a distance of 65.37 feet to the North line of the Bow Hill County Road, said point being the true point of beginning; thence continuing North 00° 42' 54" East a distance of 1,265.83 feet; thence South 89° 53' 42" East a distance of 6.47 feet; thence North 01° 05' 49" East a distance of 315.33 feet to the beginning of a tangent curve to the right having a radius of 65.00 feet; thence Northeasterly along the arc of said curve passing through a central angle of 93° 48' 11" for an arc distance of 106.42 feet; thence South 85° 06' 00" East a distance of 263.28 feet; thence South 04° 54' 00" West a distance of 20.00 feet; thence North 85° 06' 00" West a distance of 81.53 feet; thence South 02° 46' 24" West a distance of 10.01 feet to Reference point "A"; thence North 85° 06' 00" West a distance of 182.12 feet to the beginning of a tangent curve to the left having a radius of 35.00 feet; thence Southwesterly along the arc of said curve passing through central angle of 93° 48' 11" for an arc distance of 57.30 feet; thence South 01° 05' 49" West a distance of 199.78 feet; thence South 89° 53' 42" East a distance of 0.25 feet; thence South 00° 42' 54" West a distance of 115.01 feet; thence North 89° 53' 42" West a distance of 12.50 feet; thence South 00° 42' 54" West a distance of 1,273.45 feet to a point on said North line of the Bow Hill County Road, said point lying on a non-tangent curve to the right having a radius of 1,061.35 feet the center of which bears North 16° 23' 36" East; thence Northwesterly along the arc of said curve passing through a central angle of 01° 24' 24" for an arc distance of 26.06 feet to the true point of beginning;

Parcel C:

An access and utility easement described as follows:

Beginning at Reference point "A"; thence South 02° 46' 24" West a distance of 51.30 feet; thence South 07° 13' 26" East a distance of 47.57 feet; thence South 07° 10' 59" West a distance of 83.51 feet; thence North 87° 33' 42" West a distance of 179.80 feet to the beginning of a tangent curve to the left having a radius of 35.00 feet; thence Southwesterly along the arc of said curve passing through a

EXHIBIT "A"
Legal Description
(continued)

central angle of $91^{\circ} 20' 29''$ for an arc distance of 55.80 feet; thence North $01^{\circ} 05' 49''$ East a distance of 65.84 feet; thence South $87^{\circ} 33' 42''$ East a distance of 151.90 feet to the beginning of a tangent curve to the left having a radius of 40.00 feet; thence Northeasterly along the arc of said curve passing through a central angle of $85^{\circ} 15' 19''$ for an arc distance of 59.52 feet; thence North $07^{\circ} 10' 59''$ East a distance of 15.29 feet; thence North $07^{\circ} 13' 26''$ West a distance of 46.40 feet; thence North $02^{\circ} 46' 24''$ East a distance of 55.04 feet; thence South $85^{\circ} 06' 00''$ East a distance of 30.02 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 18, 1926
Recording No.: 197965
Affects: portion of said premises

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

Granted to: Blanchard-Edison Water Association
Purpose: Pipe line
Recording Date: June 20, 1957
Recording No.: 552777
Affects: portion of said premises

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

Granted to: Kenneth Smith
Purpose: ingress, egress and utilities
Recording Date: March 2, 1998
Recording No.: 9803020160
Affects: portion of said premises

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

Granted to: Larry Mowrer and Jeannette Mowrer, husband and wife
Purpose: ingress, egress and utilities
Recording Date: May 18, 2001
Recording No.: 200105180129
Affects: portion of said premises

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

Granted to: Terminal Cold Storage
Purpose: Septic tank and drain field
Recording Date: January 16, 2002
Recording No.: 200201160012

EXHIBIT "B"

Exceptions (continued)

Affects: portion of said premises

Said instrument replaces and supercedes easement recorded under Auditor's File No. 200111090090.

6. On Site Sewage System Operation and Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: November 20, 2001
Recording No.: 200111200101

7. Agreement including the terms, covenants and provisions thereof

Recording Date: January 24, 2002
Recording No.: 200201240197

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

Purpose: Drainfield
Recording Date: May 30, 2002
Recording No.: 200205300235
Affects: portion of said premises

9. Record of Survey

Recording Date: December 17, 2001
Recording No.: 200112170023

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

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.