

AFTER RECORDING MAIL TO:

Jesse P Miller
48893 Concrete Sauk Valley Road
Concrete, WA 98237



Skagit County Auditor
3/16/2017 Page 1 of 3 1:58PM \$75.00

Filed for Record at Request of:
First American Title Insurance Company

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GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

113426

File No: 4221-2817927 (TRS)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Date: March 14, 2017

Grantor(s): Brian A. Duke
Grantee(s): Jesse P Miller
Abbreviated Legal:
Additional Legal on page:
Assessor's Tax Parcel No(s): P44518

2017 10 18
MAR 16 2017

Amount Paid \$ 3921.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

THE GRANTOR(S) Brian A. Duke, a single man for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Jesse P Miller, a single man, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

That portion of the Southeast 1/4 of the Northeast 1/4 and of Government Lot 9, in Section 19, Township 35 North, Range 9 East, W.M. lying Westerly of Hooper Creek as said creek existed on June 13, 1942 and Northerly of Sauk Valley Road as condemned by Skagit County for road purposes under Skagit County Superior Court Cause No. 21057 EXCEPT the following described tracts:

1. That portion of said Southeast 1/4 of the Northeast 1/4, described as follows:

Beginning at the intersection of the center of Hooper Creek and the North margin of the County road as said creek and road existed on April 10, 1958; thence West along said road 300 feet; thence North 175 feet; thence East 225 feet, more or less, to the center of Hooper Creek as is so existed; thence along said center Southerly to the point of beginning.

2. That portion of said Southeast 1/4 of the Northeast 1/4, described as follows:

Beginning at a point on the North line of the Sauk Valley County Road which lies 460 feet East of the West line of said subdivision, as measured along the South line of said subdivision; thence North parallel to the West line of said subdivision to the Skagit River; thence Westerly along the said river to the West line of said subdivision; thence South along said West line to the North line of the Sauk Valley County Road; thence Easterly along the North line of said road to the point of beginning.

3. Beginning at the intersection of the center of Hooper Creek and the North margin of the County road as creek and road existed on April 10, 1958; thence West along said road 300.00 feet to a point designated as Point "B"; thence North 175.00 feet; thence East 225.00 feet, more or less, to the center of Hooper Creek as it existed on June 13, 1942, said point designated as Point "A"; thence beginning at Point "B"; thence along said North margin of County road along a curve to the left having a radius of 5,770.00 feet through a central angle of $00^{\circ}19'10''$ and a radius point which bears South $13^{\circ}35'36''$ East from the last described point, (Point "B"); thence along said curve to an intersection with an existing fence said point bearing North $33^{\circ}06'00''$ West a distance of 1,078.98 feet from the East $\frac{1}{4}$ corner of said Section 19 being the beginning point of the herein described line; thence along said fence the following four courses and distances; thence North $12^{\circ}11'40''$ West a distance of 170.11 feet; thence North $69^{\circ}28'49''$ East a distance of 95.21 feet; thence South $20^{\circ}52'50''$ East a distance of 15.36 feet; thence South $77^{\circ}24'31''$ East a distance of 17.15 feet; thence South $88^{\circ}42'47''$ East a distance of 137.00 feet to the centerline of said Hooper Creek as it existed on June 13, 1942; thence along the centerline thereof to Point "A" as described within this description and the terminus of said line

4. That portion beginning at the Southwest corner of that certain tract conveyed to Melvin D. and May Pat Rawlings in Statutory Warranty Deed filed under Auditor's File No. 9211040083, said corner also being the Southeast corner on the North right-of-way line of the Sauk Valley Road as shown on that certain Record of Survey filed in Volume 17 of Surveys, at page 22 under Auditor's File No. 9505170013; thence North $01^{\circ}04'32''$ East along the West line of said Rawlings Tract as shown on said survey 175.00 feet; thence South $87^{\circ}38'15''$ East along the North line of said Rawlings Tract as shown on said survey 122.74 feet to an existing rebar and cap; thence continuing South $87^{\circ}38'15''$ East 101.39 feet, more or less, to the centerline of Hooper Creek; thence North $33^{\circ}08'34''$ West along said centerline 51.39 feet; thence North $56^{\circ}01'49''$ West along said centerline 16.16 feet; thence South $81^{\circ}07'17''$ West 62.32 feet to a point on the North side of a 26" diameter Douglas Fir; thence continuing South $81^{\circ}01'17''$ West 83.34 feet to the Northwest face of a 4X4 foot post at the East end of an existing wood fence; thence along said fence South $70^{\circ}36'37''$ West 100.35 feet to the Southwest side of an existing power pole; thence South $09^{\circ}13'37''$ East on a line that hits the West side of an existing power pole a distance of 165.35 feet to the

