

When recorded return to:
Aaron W. Miller and Bonnie Blankenship
22357 Prairie Road
Sedro Woolley, WA 98284



Skagit County Auditor \$75.00
3/31/2017 Page 1 of 3 2:26PM

Recorded at the request of:
Guardian Northwest Title
File Number: 113517

Statutory Warranty Deed

¹¹³⁵¹⁷
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Marvin R. Orestad, as his separate estate and Alice Orestad, as to any and all interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Aaron W. Miller and Bonnie Blankenship, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 26, Township 36 North, Range 4 East; Ptn. NE NW and SE NW

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): P50084, 360426-2-008-0002

Dated 3-29-17

Marvin Orestad
Marvin Orestad

Alice Orestad
Alice Orestad

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171292
MAR 31 2017
Amount Paid \$ 6902.50
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Marvin Orestad and Alice Orestad, 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: 3-29-17

[Signature]
Printed Name: Katie Hickok Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 1/07/2019 3/17/20

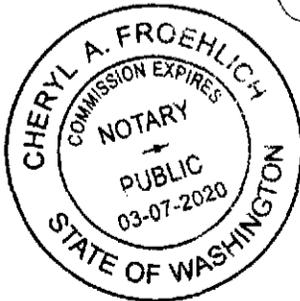


EXHIBIT A

That Portion of the Northeast 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 36 North, Range 4 East, W.M., described as follows: Beginning at the Northwest corner of said Northeast 1/4 of the Northwest 1/4; thence South 89 Deg. 43' 54" East along the North line of said Section 26 a distance of 290.00 feet; thence South 49 Deg. 37' 21" East 751.60 feet; thence South 0 Deg. 21' 00" East, parallel to the East line of said Northeast 1/4 of the Northwest 1/4, a distance of 840.00 feet to the North margin of the County Road (Warner Road); thence South 89 Deg. 53' 45" West, along said North margin to the West line of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4; thence North 0 Deg. 19' 53" West, along said West line of said Southeast 1/4 of the Northwest 1/4 and along said West line of the Northeast 1/4 of the Northwest 1/4, a distance of 1329.83 feet, more or less, to the point of beginning.

EXCEPT that portion of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 36 North, Range 4 East, W.M., described as follows:

Begin at the intersection of the West line of said subdivision with the North line of the right-of-way for the County road known as the Prairie Road (formerly Warner Road); thence North 01°27'42" East, along said West line, a distance of 400 feet; thence South 88°17'59" East, parallel with the North line of Prairie Road, a distance of 544.50 feet; thence South 01°27'42" East, parallel with said West line, a distance of 400 feet to the North line of said Prairie Road; thence North 88°17'59" West along said North line a distance of 544.50 feet to the point of beginning.

Edward A
SCHEDULE "B-1"

EXCEPTIONS:

A. Provisions and matters regarding a boundary line adjustment set forth on document recorded February 8, 1991 under Auditor's File No. 9102080038.

B. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: Marvin Orestad
Recorded: July 5, 2002
Auditor's No.: 200207050001

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

C. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 26, 2002
Auditor's No.: 200208260175
Regarding: Accessory dwelling unit

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Marvin R. Orestad
Recorded: November 1, 2012
Auditor's Nos. 201211010036 & 201211010037
Purpose: A 15-foot wide non-exclusive easement for ingress and egress for farm purposes only and a 15-foot wide non-exclusive easement for ingress and egress for farm purposes only, over and across an existing culvert and rights to use, replace and repair said culvert
Area Affected: All as set forth in said instrument

The first 15-foot wide Easement described in Auditor's File No. 201211010036 is also reserved in Auditor's File No. 201211010037.

E. Provisions and matters regarding a boundary line adjustment set forth on documents recorded under Auditor's File Nos. 201211010036 and 201211010037.