

When recorded return to:
Hakam Singh
496 Harvest Place
Burlington, WA 98233



Skagit County Auditor \$76.00
4/13/2017 Page 1 of 4 10:31AM

Recorded at the request of:
Guardian Northwest Title
File Number: 113487

Statutory Warranty Deed

113487
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Nancy E. Sayer, as Trustee of The A. Elliott Johnson Children's Trust of December 1992 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Hakam Singh**, an unmarried person the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:
Section 17, Township 34 North, Range 4 East, NW NE

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): P25852, 340417-0-191-0006, P25853, 340417-0-191-0105

Dated 4-12-17

A. Elliot Johnson Children's Trust

Nancy E. Sayer, Trustee
By: Nancy E. Sayer, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171499
APR 13 2017

Amount Paid \$ 1286.60
Skagit Co. Treasurer
By *M. M.* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that A. Elliot Johnson Children's Trust, 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: 4-12-17

Katie Hickok
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 3/12/20

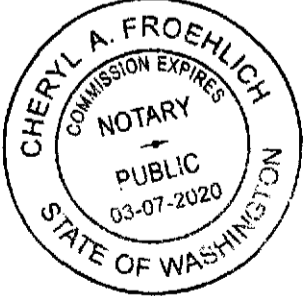


Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No 1 of Skagit County
Recorded: April 13, 1961
Auditor's No. 606405
Purpose: Pipeline
Area Affected: Access easement

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington Corporation
Dated: April 26, 1961
Recorded: May 5, 1961
Auditor's No. 607271
Purpose: Right to construct, reconstruct, improve, repair, maintain and operate electric transmission and/or distribution line, etc.
Area Affected: Access easement

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gwynne and Hulda Legro
Recorded: March 31, 1961
Auditor's No. 605897
Purpose: Ingress and egress
Area Affected: Access easement

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: College Heights Addition
Recorded: July 24, 1959
Auditor's No.: 583572
Affects: Show South line of Real Estate Under Search

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: February 4, 2014
Auditor's No.: 201402040008

EXHIBIT A

PARCEL "A":

The North 1/2 of the East 75 feet of that portion of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point where the South line of the Northwest 1/4 of the Northeast 1/4 of Section 17 intersects the East right of way line of Windsor Drive, and which point is the Northwest corner of Lot 21 of "College Heights Addition" and bears South 89°38'14" East a distance of 228.10 feet from the Southwest corner of said Northwest 1/4 of the Northeast 1/4;
thence North 16°56'36" West along the projection of Windsor Drive if extended Northerly a distance of 133.55 feet;
thence South 89°38'14" East a distance of 150.0 feet to the true point of beginning of the tract herein described;
thence South 0°21'46" West a distance of 127.50 feet to a point on the South line of the Northwest 1/4 of the Northeast 1/4;
thence South 89°38'14" East along said South line of the subdivision a distance of 125 feet;
thence North 0°21'46" East 127.50 feet;
thence North 89°38'14" West 125 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over that portion of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point where the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 17, intersects the East right of way line of Windsor Drive which is the Northwest corner of Tract 21, "COLLEGE HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON," as per plat recorded in Volume 7 of Plats, pages 101 and 102, records of Skagit County, Washington;
thence South 89°38'14" East along the North line of said "College Heights Addition," a distance of 235.27 feet;
thence North 0°21'46" East 127.50 feet to the true point of beginning;
thence continue North 0°21'46" East 60 feet;
thence North 89°28'14" West 125 feet;
thence South 0°21'46" West 60 feet;
thence South 89°38'14" East 125 feet to the true point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

(legal description continued on next page)

PARCEL "B"

The South 1/2 of the East 75 feet of that portion of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point where the South line of the Northwest 1/4 of the Northeast 1/4 of Section 17 intersects the East right of way line of Windsor Drive, and which point is the Northwest corner of Lot 21 of "College Heights Addition" and bears South 89°38'14" East a distance of 228.10 feet from the Southwest corner of said Northwest 1/4 of the Northeast 1/4;
thence North 16°56'36" West along the projection of Windsor Drive if extended Northerly a distance of 133.55 feet;
thence South 89°38'14" East a distance of 150.00 feet, the true point of beginning of the tract herein described;
thence South 0°21'46" West a distance of 127.50 feet to a point on the South line of the Northwest 1/4 of the Northeast 1/4;
thence South 89°38'14" East along said South line of subdivision, a distance of 125 feet;
thence North 0°21'46" East 127.50 feet;
thence North 89°38'14" West 125 feet to the true point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.