

When recorded return to:
Matthew Rosenthal and Elizabeth Asher
16260 State Route 536
Mount Vernon, WA 98273



Skagit County Auditor \$77.00
5/23/2017 Page 1 of 5 3:56PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030536

CHICAGO TITLE
620030536

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jonah M. Leason and Ann D. Leason, 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 Matthew Rosenthal and Elizabeth Asher, a married couple
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 NE of NW 14-34-3E

Tax Parcel Number(s): P21942 / 340314-2-002-0005

Subject to:

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

Dated: May 15, 2017

Jonah M. Leason

Ann D. Leason

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172243
MAY 23 2017

Amount Paid \$ 4882.20
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jonah M. Leason and Ann D. Leason are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 19, 2017

Brian Price
Name: Brian Price
Notary Public in and for the State of Washington
Residing at: Wilmington
My appointment expires: 11/30/2020

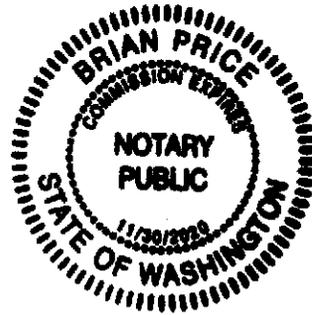


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P21942 / 340314-2-002-0005

That portion of the Northeast Quarter of the Northwest Quarter of Section 14, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of the Northwest Quarter of Section 14;
Thence South 88 degrees 20'02" East along the North line of said Northwest Quarter, a distance of 1,546.70 feet;
Thence South 0 degrees 58'27" West, a distance of 30 feet to the South line of the Anacortes-Mount Vernon Highway and the true point of beginning of this description;
Thence from said true point of beginning continue South 0 degrees 58'27" West, a distance of 146.5 feet to the North line of that certain tract conveyed to the State College of Washington by deed dated December 8, 1955, and recorded under Auditor's File No. 529707, records of said County;
Thence South 88 degrees 20'02" East along the North line of said State College Tract, a distance of 290.04 feet to the center of a slough,
Thence South 41 degrees 19'18" East, a distance of 240.92 feet to a point that is 9 feet due East of the East line of the West Half of the Northeast Quarter of the Northwest Quarter;
Thence North 0 degrees 59'56" East along a line parallel to and 9 feet East of the East line of the West Half of the Northeast Quarter of the Northwest Quarter to the South line of the Anacortes-Mount Vernon Highway;
Thence Westerly along the South line of said Highway right of way to the true point of beginning,

EXCEPT Drainage Ditch No. 19 right of way.

(Also known as Parcel "B" of that certain Survey recorded November 20, 1974 in Book 1 of Surveys, page 114, under Auditor's File No. 810287).

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

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

Granted to: State College of Washington
Purpose: ingress and egress
Recording Date: January 9, 1956
Recording No.: 529707
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: Olympic Pipeline Company
Purpose: Construction, maintaining, repairing and replacing pipeline
Recording Date: January 7, 1964
Recording No.: 645099
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: Olympic Pipeline Company
Purpose: Construction, maintaining, repairing and replacing pipeline
Recording Date: December 20, 1972
Recording No.: 778408
Affects: Portion of said premises

4. Record of Survey

Recording Date: January 1, 1753
Recording No.: 792908 book 1 of Surveys pg 22

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 20, 1974
Recording No.: 810287 book 1 of Surveys pg 114
Matters shown: Drainage easement

6. 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.

EXHIBIT "B"

Exceptions
(continued)

7. 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: September 17, 1991
Recording No: 9109170088
Affects: Portion of said premises

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

9. Real estate excise tax of 1.78% upon any sale of said Land, if unpaid.

Beginning July 1, 2005, an additional \$5.00 Real Estate Excise Tax Electronic Technology Fee must be included in all excise tax payments.

10. 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 (amounts do not include interest and penalties):

Year: 2017
Tax Account No.: P21942 / 340314-2-002-0005
Tax Code/Located In: 2765
Assessed Value: \$165,600.00

General and Special Taxes: Billed: \$2,817.44, Full Year
Paid: \$1,408.76
Unpaid: \$1,408.68