

When recorded return to:
Barbera Cook Brooks
PO Box 838
Mount Vernon, WA 98273



201705310066

Skagit County Auditor
5/31/2017 Page

1 of

\$78.00

4 11:44AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172371
MAY 31 2017

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030838

Amount Paid \$ 12,821.⁰⁰
Skagit Co. Treasurer
By *Mdm* Deputy

CHICAGO TITLE

620 030838

STATUTORY WARRANTY DEED

THE GRANTOR(S) Loren D. Wohlgemuth and Carolyn A. Wohlgemuth, 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 Barbera Cook Brooks, an unmarried person

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 GOV. LOT 6, 18-33-04 AND PTN SE SE, 13-33-03

Tax Parcel Number(s): P16759 / 330418-0-007-0000, P127906 / 330313-4-006-0100, P127907 /
330418-0-020-0100, P15840 / 330313-4-005-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 18, 2017

Loren D. Wohlgemuth
Loren D. Wohlgemuth

Carolyn A. Wohlgemuth
Carolyn A. Wohlgemuth

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Loren D. Wohlgemuth and Carolyn A. Wohlgemuth 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: 5/30/17
Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Mayeville, WA
My appointment expires: 10/1/2019

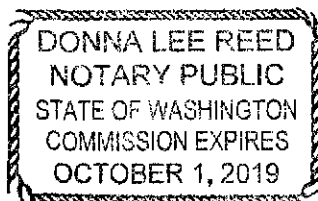


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P16759 / 330418-0-007-0000, P127906 / 330313-4-006-0100, P127907 / 330418-0-020-0100 and P15840 / 330313-4-005-0000

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 33 North, Range 3 East, W.M. and that portion of Government Lot 6, Section 18, Township 33 North, Range 4 East, W.M. described as follows:

Beginning at the South Section corner common to said Sections 13 and 18;
Thence North perpendicular to said Section line North 00 degrees 01'21" West 1,142.04 feet to an existing fence line and the point of beginning of this description;
Thence South 89 degrees 03'16" West 173.83 feet along said fence to an angle point;
Thence North 45 degrees 34'58" West 263.51 feet more or less to the North line of the Southeast 1/4 of the Southeast 1/4;
Thence East 402.33 feet along said North line and the North line of Government Lot 6 to West line of the right of way for Skagit City Road;
Thence Southeasterly along said right of way a distance of 209.31 feet more or less to an existing fence line being a point East of the point of beginning;
Thence South 89 degrees 03'16" West along said fence for a distance of 149.3 feet to the point of beginning.

EXCEPT the right of way of Diking District No. 2 as condemned in Skagit County Superior Court Cause No. 3747, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: September 30, 2008
Recording No.: 200809300020

2. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: December 1, 2008
Recording No.: 2008012010108

3. Title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof

Recording Date: December 1, 2008
Recording No.: 200812010109

4. Any matters arising out of questions of boundary locations due to legal description referring to impermanent monuments, those monuments being a fence line.

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