



201706010085

Skagit County Auditor \$76.00
6/1/2017 Page 1 of 4 3:41PM

When recorded return to:
Misty Deanna Rae Terrill
8873 Ershig Road
Bow, WA 98232

Recorded at the request of:
Guardian Northwest Title
File Number: 113866

Statutory Warranty Deed

113866

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Timothy A. Nelsen, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Misty Deanna Rae Terrill, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 13, Township 35 North, Range 3 East; Ptn. SW SW

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): P34205, 350313-0-011-0008

Dated 05-30-17

Timothy A. Nelsen
Timothy A. Nelsen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172430
JUN 1 2017

Amount Paid \$ 3315.80
Skagit Co. Treasurer
BY HB Deputy

STATE OF Washington
COUNTY OF Skagit } SS:
Clark

I certify that I know or have satisfactory evidence that Timothy A. Nelsen, 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: 5/30/17

Shari M Roark
Printed Name: ~~Katie Hieok~~ Shari M Roark
Notary Public in and for the State of Washington
Residing at Vancouver, WA
My appointment expires: ~~1/07/2019~~ 10/12/19



Order No:

EXHIBIT A

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision; thence North $2^{\circ}00'$ West along the West line of said subdivision, a distance of 673.12 feet; thence North $88^{\circ}00'$ East, a distance of 145.05 feet to the true point of beginning; thence South $81^{\circ}14'$ East, a distance of 101.13 feet; thence South $0^{\circ}12'$ West, a distance of 226.93 feet, more or less, to the center of the Samish River; thence along the center of the Samish River North $60^{\circ}30'$ West, a distance of 114.68 feet; thence North $0^{\circ}12'$ East, a distance of 185.87 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across a strip of land 16 feet in width running from the East line of the County road known as the Ershig Road, to the Northeasterly corner of the above-described tract, said easement being more particularly described as follows:

Beginning at the Southwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 35 North, Range 3 East, W.M.; thence North $2^{\circ}00'$ West along the West line of said subdivision, a distance of 673.12 feet; thence North $88^{\circ}00'$ East, 20.0 feet to the East line of the Ershig Road, and the true point of beginning; thence North $88^{\circ}00'$ East, 125.05 feet; thence South $81^{\circ}14'$ East, 101.13 feet; thence South $0^{\circ}12'$ West, 16.18 feet; thence North $81^{\circ}14'$ West, 101.13 feet; thence South $88^{\circ}00'$ West, 124.45 feet to the East line of the Ershig Road; thence North $2^{\circ}00'$ West, 16.0 feet to the true point of beginning.

Exhibit B

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Adjacent property owners
Recorded: July 19, 1966
Auditor's No.: 685658
For: Ingress and egress
Affects: North 16 feet

B. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Adjacent property owners
Recorded: August 16, 1966
Auditor's No.: 686942
For: Ingress and egress
Affects: North 16 feet

C. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Robert Watkinson and Verna Watkinson,
husband and wife
Recorded: October 22, 1985
Auditor's No.: 8510220073
As Follows:

Provided, however, the Grantors reserve to themselves the right to fish from the shoreline of the aforescribed real estate for their life times together with the right of ingress and egress to the shoreline. This reservation of life estate shall expire and be of no further force or effect upon the death of the final survivor of the two Grantors.

D. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Samish River

E. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of the Samish River.

F. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

G. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

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

Auditor's File No.: 9109160034
Document Title: Agreement
Regarding: Mound Fill System Installation

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.

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

Auditor's File No.: 200208090034
Document Title: Title Notification
Regarding: Development Activities On or Adjacent to Designated Natural Resource Lands

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.

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

Auditor's File No.: 200208090035
Document Title: Title Notification
Regarding: Special Flood Hazard Area

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.