

When recorded return to:  
Benjamin Robison  
507 N. 1st Street  
Mount Vernon, WA 98273



Skagit County Auditor \$76.00  
8/4/2017 Page 1 of 3 1:58PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 114015

**Statutory Warranty Deed**

114015

GUARDIAN NORTHWEST TITLE CO

THE GRANTORS Charles Mehrmann and Lisa Mehrmann, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Benjamin L. Robison, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 19, Township 34 North, Range 4 East; Ptn. Gov't Lot 9

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): P26529, 340419-0-182-0005

Dated 8-3-17

Charles Mehrmann

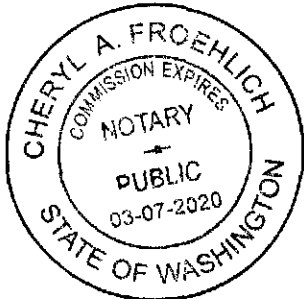
Lisa Mehrmann

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Charles Mehrmann and Lisa Mehrmann, 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: 8-3-17

Printed Name: ~~Katie Hickok~~ Cheryl A. Froehlich  
Notary Public in and for the State of Washington  
Residing at Secho Woolly  
My appointment expires: 1/07/2019



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20173639

AUG 04 2017

Amount Paid \$ 6163.80  
Skagit Co. Treasurer  
By Deputy

Order No:

## EXHIBIT A

That portion of Government Lot 9 in Section 19, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 1,616.77 feet North and 445 feet West from the Quarter section post between Sections 19 and 20, said Township and Range;  
Thence West 214 feet;  
Thence South 65 feet;  
Thence East to a point directly South of the point of beginning;  
Thence North to the point of beginning;

EXCEPT the East 30 feet for street purposes;

AND EXCEPT that portion of said premises lying and being Southwesterly of a line drawn parallel with and 65 feet distance Northeasterly, when measured at right angles, from the center line survey of Primary State Highway No. 1, Conway Junction to Junction PSH No. 1, North of Burlington.

Situated in Skagit County, Washington.

Exhibit B  
SCHEDULE "B-1"

EXCEPTIONS:

- A. A perpetual easement for ingress and egress to the street reserved by George P. Peck, his heirs, executors, administrators or assigns, over and across the South 5 feet of the subject property, recorded in Volume 123 of Deeds, page 384, reference to said record is made for further particulars.
- B. Easement and right-of-way for sewer purposes granted to the City of Mount Vernon across "a Tract in Section 19, Township 34 North, Range 4 East, W.M.: Beginning 1485 feet North and 445 feet West of the East 1/4 corner of said Section 19; thence North 66.79 feet; thence West 214 feet; thence South 66.79 feet; thence East to the point of beginning", as near as possible to Great Northern Railway; said easement being dated November 15, 1930, recorded May 7, 1931 in Volume 157 of Deeds, page 491.
- C. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: February 1, 1954  
Auditor's No.: 497716