



201708310093

When recorded return to:
Shaun G. Rogers
16700 State Route 536
Mount Vernon, WA 98273

Skagit County Auditor \$76.00
8/31/2017 Page 1 of 3 1:38PM

Recorded at the request of:
Guardian Northwest Title
File Number: 114273

Statutory Warranty Deed

114273
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Georgia N. Steptoe, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Shaun G. Rogers, an unmarried person** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

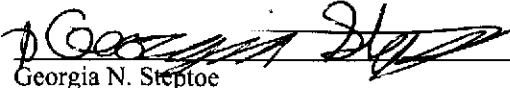
Section 14, Township 34 North, Range 3 East; Ptn. NW NE

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): **P21843, 340314-0-004-0007**

Dated 8-30-17


Georgia N. Steptoe

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

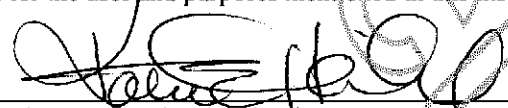
20174136
AUG 31 2017

Amount Paid \$ 3689.⁶⁰
Skagit Co. Treasurer
By *mem* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Georgia N. Steptoe, 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: 8-30-17


Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2019

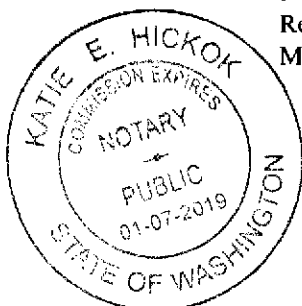


EXHIBIT A

That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the South line of said subdivision, which is 273.5 feet West of the Southeast corner thereof; thence North $30^{\circ}54'$ East, 143.73 feet; thence South $52^{\circ}47'20''$ East, 56 feet; thence North $37^{\circ}12'40''$ East, 65 feet, more or less, to the South margin of Primary State Highway 1-AN; thence South $51^{\circ}35'$ East along said highway, 9 feet, more or less to the most Northerly corner of a tract deeded to Wayne E. Baumgardner by Deed dated May 23, 1945, and recorded November 19, 1945, under Auditor's File No. 385287; thence South $37^{\circ}12'40''$ West along the Westerly line of said tract and Westerly line of those premises conveyed to Wayne E. Baumgardner, et ux, by deed dated August 1, 1955, and recorded October 21, 1955, under Auditor's File No. 526088 and recorded in Volume 274, page 235, to an intersection with the South line of said subdivision; thence North $88^{\circ}28'30''$ West along said South line to the point of beginning

TOGETHER WITH an easement for utilities over and across a 3-foot strip of land lying Northwesterly of and adjacent to the following described line:

Beginning at a point on the South line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 34 North, Range 3 East, W.M., which is 273.5 feet West of the Southeast corner thereof; thence North $30^{\circ}54'$ East, 143.73 feet; thence South $52^{\circ}47'20''$ East, 56 feet to the point of beginning of said line; thence North $37^{\circ}12'40''$ East 65 feet, more or less, to the South margin of Primary State Highway 1-AN and the terminal point of said line.

Exhibit B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Axel Gidlof and Vivian J. Gidlof
Recorded: October 4, 1971
Auditor's No. 758828
Purpose: For septic drain field on Seller's adjoining property, as the said drain field now exists
Area Affected: The exact location of said drain field is not disclosed on the record

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Mr. Joe O'Dell
And: Skagit County Permit Center
Dated: January 12, 2004
Recorded: January 14, 2004
Auditor's No.: 200401140094
Regarding: On-Site Sewage System Operation and Maintenance Agreement

C. Location of septic tanks and drain fields, and possible encroachments thereof, as disclosed by letters submitted to this company by Karen Mauden, dated November 22, 2004 and August 1, 2017.