



201709140069

Skagit County Auditor

\$76.00

9/14/2017 Page

1 of

3 3:38PM

When recorded return to:
Randy DeFosse and Janice DeFosse
7388 Ocean Acres Lane
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A113826

Statutory Warranty Deed

THE GRANTOR Mary Claude Wilson, Trustee of the Jeannette Kozicki Manhoff Testamentary Trust, Pursuant to King County Probate Cause No. 14-4-04721-2SEA for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Randy DeFosse and Janice DeFosse, a married couple the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Section 11, Township 35 North, Range 1 East, Ptn., Gov't Lot 2

A113826-1

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): P31261, 350111-0-010-0011

Dated 9-14-17

Manhoff Testamentary Trust

Mary Claude Wilson
By: Mary Claude Wilson, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20174345
SEP 14 2017

Amount Paid \$ 6769.00
Skagit Co. Treasurer
By HB Deputy

STATE OF Washington }
COUNTY OF Skagit Snohomish } SS:

I certify that I know or have satisfactory evidence that Mary Claude Wilson, as Trustee of Manhoff Testamentary Trust, 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: 9-13-17

Paul H. Grant
Printed Name: PAUL H. GRANT
Notary Public in and for the State of Washington
Residing at Lynnwood, WA
My appointment expires: 11-1-2019

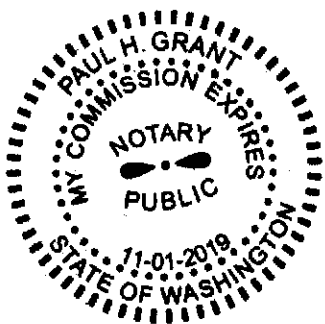


EXHIBIT A

That portion of Government Lot 2, Section 11, Township 35 North, Range 1 East W.M., described as follows:

Beginning at a point on the South line of said Lot 2, 1084.39 feet West of the Southeast corner thereof, the South line of said Lot 2 bears North 89 degrees 09' West; thence North 6 degrees 31'45" West, 93.0 feet to the true point of beginning; thence North 89 degrees 09' West 435.0 feet; thence North 6 degrees 31'45" West, 93.0 feet; thence South 89 degrees 09' East, 435.0 feet; thence South 6 degrees 31'45" East 93.0 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across the following described tract:

Beginning at a point on the East line of said Lot 2, 637.17 feet North of the Southeast corner thereof, the East line of said Lot 2 bears North 0 degrees 39'30" West; thence North 89 degrees 09' West to a point 455.0 feet East of the West line of said Lot 2, the West line of said Lot 2 bears North 6 degrees 31'45" West; thence South 6 degrees 31'45" East approximately 647.0 feet to the South line of said Lot 2, the South line of said Lot 2 bears North 89 degrees 09' West; thence North 89 degrees 09' West, 20.0 feet along the South line of said Lot 2; thence North 6 degrees 31'45" West, 930.0 feet; thence North 89 degrees 09' West, 435.0 feet to the West line of said Lot 2; thence North 6 degrees 31'45" West, 95.17 feet along the West line of said Lot 2; thence South 89 degrees 09' East, 435.0 feet; thence North 6 degrees 31'45" West, 330.0 feet to the North line of said Lot 2, the North line of said Lot 2 bears North 88 degrees 31'15" West; thence South 88 degrees 31'15" East 20.0 feet along the North line of said Lot 2; thence South 6 degrees 31'45" East, 647.0 feet; thence South 89 degrees 09' East to the East line of said Lot 2; thence South 0 degrees 39'30" East to the true point of beginning; EXCEPT County road along the East line of said Government Lot 2.

Exhibit "B"

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Guemes Island Cooperative Association

Recorded: August 30, 1954

Auditor's No. 505817

Purpose: Electric power as set forth therein

Area Affected: A 10-foot wide strip of land with an imprecise legal description

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Ocean Acres, Inc., and adjoining land owners

Recorded: December 16, 1963

Auditor's No. 644371, Vol. 335 of Deeds, page 115

Purpose: Utilities

Area Affected: 10 foot wide strip of land running North and South, the centerline for which is 150 feet East of and parallel with the Westerly boundary of said Government Lot 2

C. TERMS AND PROVISIONS OF BYLAWS AND RESTRICTIVE COVENANTS:

Dated: May 16, 1975 and July 30, 1975

Recorded: January 23, 1976

Auditor's No. 829150

Said Bylaws and Restrictive Covenants were removed March 19, 1976, by Richard M. Morgan, Registered Agent for Ocean Acres, Inc., under Auditor's File No. 831986. Said Bylaws appear to have been reinstated under instrument dated May 6, 1976, and recorded May 14, 1976, under Auditor's File No. 834938.