

When recorded return to:
Kimberly N. Catrain and Ryan M. Catrain
17361 Barrell Springs Lane
Bellingham, WA 98229



201709290157

Skagit County Auditor
9/29/2017 Page

1 of

\$78.00
5 3:20PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032519

CHICAGO TITLE
620032519

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas Henry and Mary Henry, 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 Kimberly N. Catrain and Ryan M. Catrain, wife and husband

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 NE SW 12-36-3E

Tax Parcel Number(s): P47804 / 360312-3-002-0003

Subject to:

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

Dated: September 22, 2017

Thomas Henry

Mary Henry

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174628
SEP 29 2017

Amount Paid \$7125.00
By
Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Thomas Henry and Mary Henry 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: September 27, 2017

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

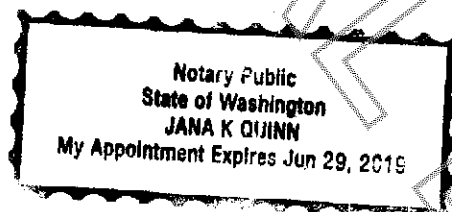


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P47804 / 360312-3-002-0003

That portion of the Northeast Quarter of the Southwest Quarter of Section 12, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Commencing at the Northwest corner of said Southwest Quarter;
Thence South 88°53'14" East, along the North line of said Southwest Quarter, 1,316.61 feet to the Northwest corner of said Northeast Quarter of the Southwest Quarter;
Thence continue South 88°53'14" East, along said North line, 422.84 feet to a point 660.00 feet West of the Westerly margin of the Barrel Springs County Road (50 feet of right-of-way);
Thence South 1°13'19" West, parallel with the East line of said subdivision, 330.00 feet;
Thence South 88°53'14" East, parallel with said North line of said subdivision, 15.00 feet to the true point of beginning;
Thence South 1°13'19" West, parallel with said East line, 180.57 feet;
Thence North 88°53'14" West, parallel with said North line 436.48 feet to the West line of said subdivision;
Thence South 1°04'09" West, along said West line, 147.54 feet to the Southwest corner of the Northwest Quarter of said Northeast Quarter of the Southwest Quarter;
Thence South 88°56'13" East, along the South line of said subdivision and said line extended, 1,074.82 feet to an intersection with said Westerly margin of the Barrel Springs County Road;
Thence North 6°03'00" West, along said Westerly margin, 329.75 feet to a point that is South 88°53'14" East from the true point of beginning;
Thence North 88°53'14" West, parallel with said North line, 596.99 feet to the true point of beginning;

(Also known as Tract 2 of that certain survey filed January 13, 1975 in Volume 1 of Surveys, page 121, under Auditor's File No. 812295, records of Skagit County, Washington).

EXCEPT that portion of the North Half of the North Half of the Southwest Quarter of Section 12, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Commencing at the intersection of the North line of said subdivision and the West line of the Barrel Springs county road as shown on that certain survey filed in Volume 1 of Surveys, page 121, under Auditor's File No. 812295, records of Skagit County, Washington;
Thence North 88°53'14" West along the North line of said Southwest Quarter, a distance of 660.00 feet;
Thence South 01°13'17" West parallel with the East line of said Southwest Quarter, a distance of 330.00 feet;
Thence South 88°53'14" East parallel with the North line of said Southwest Quarter, a distance of 555.75 feet to a point on the North line of Tract 2 as shown on the hereinabove referenced survey and the point of beginning of this description;
Thence South 59°26'40" East, a distance of 64.48 feet to the West line of the county road;
Thence North 03°00'13" West along said West line, a distance of 31.73 feet to a point on the North line of said Tract 2;
Thence North 88°53'14" West along the South line of said tract, a distance of 53.90 feet, to the point of beginning;

EXHIBIT "A"
Legal Description
(continued)

TOGETHER WITH that portion of the North Half of the North Half of the Southwest Quarter of Section 12, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Commencing at the intersection of the North line of said Southwest Quarter and the West line of the Barrel Springs county road as shown on that certain survey filed in Volume 1 of Surveys, page 121, under Auditor's File No. 812295, records of Skagit County, Washington;
Thence North $88^{\circ}53'14''$ West along the North line of said Southwest Quarter, a distance of 660.00 feet;
Thence South $01^{\circ}13'17''$ West parallel with the East line of said Southwest Quarter, a distance of 330.00 feet;
Thence South $88^{\circ}53'14''$ East parallel with the North line of said Southwest Quarter, a distance of 124.86 feet to a point on the North line of Tract 2 as shown on the hereinabove referenced survey and the point of beginning of this description;
Thence continuing South $88^{\circ}53'14''$ East, a distance of 63.26 feet;
Thence North $59^{\circ}29'40''$ West a distance of 54.92 feet;
Thence South $30^{\circ}51'35''$ West a distance of 31.05 feet to the point of beginning.

Except that portion of the above described property lying South of the Easterly extension of the South line of Tract 3 of Survey recorded under Auditor's File No. 812295.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 7, 1964
Auditor's No(s): 648804, records of Skagit County, Washington
In favor of: Olympic Pipe Line Company
For: Pipeline for the transportation fo oil and gas and the products thereof,
water, or any other fluid or substance

Note: Exact location and extent of easement is undisclosed of record.
2. Exceptions and reservations as contained in instrument;
Recorded: November 15, 1971
Auditor's No.: 760646, records of Skagit County, Washington
Executed By: Sarah Polednick
As Follows: Unto seller, all interest in oil, natural gas and minerals which may be found
on or underlying the said lands
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 27, 1974
Auditor's No(s): 802919, records of Skagit County, Washington
In favor of: Ernest Walmer
For: Access and Utilities
Affects: That portion of said premises lying 30 feet each side of the following
described centerline: Commencing at the West Quarter corner of said Section 12, Township
36 North, Range 3 East of the Willamette Meridian;
Thence South 0°55'00" West along the West line of said Section 12, a
distance of 659.26 feet;
Thence South 88°56'13" East a distance of 986.14 feet to the Southwest corner of the East
Half of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter, being the
true point of beginning of this easement;
Thence continue 88°56'13" East a distance of 328.71 feet to the Southeast corner of the
Northeast Quarter of the Northwest Quarter of the Southwest Quarter;
Thence North 1°04'09" East along the East line of the Northwest Quarter of the Southwest
Quarter, a distance of 147.54 feet;
Thence South 88°53'14" East parallel to the North line of the Southwest Quarter a distance of
1,056.47 feet to the West line of the County Road, being the terminal point of said easement.
4. Easement delineated on the face of said a Survey recorded January 13, 1975 in Volume 1 of
Surveys, page 121, under Auditor's File No. 812295, records of Skagit County, Washington.
For: Access and Utilities
Affects: Barrell Springs Lane
5. City, county or local improvement district assessments, if any.