



Skagit County Auditor \$77.00  
10/18/2017 Page 1 of 4 3:49PM

When recorded return to:  
Howard Rogers, Cheryl Rogers and Casey S. Rogers

10675 Chelan Way  
Seara Woolley WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: 113971

**Statutory Warranty Deed** 113471  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Howard William Roberts and Amy C. Roberts, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Howard Rogers and Cheryl Rogers, a married couple and Casey S. Rogers, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 27, Township 35 North, Range 4 East, NW 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): P37762, 350427-0-039-0306, P37870, 350427-3-010-0501

Dated 10-17-2017

[Signature]  
Howard Roberts

[Signature]  
Amy Roberts

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20174921  
OCT 18 2017

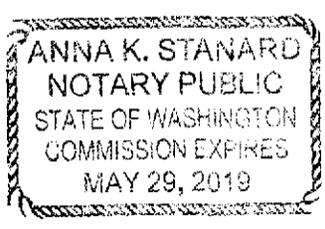
Amount Paid \$ 4010.00  
Skagit Co. Treasurer  
By HB Deputy

STATE OF Washington  
COUNTY OF Skagit ) SS:

I certify that I know or have satisfactory evidence that Howard Roberts and Amy Roberts, 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: 10-17-17

Anna Stanard  
Printed Name: ~~Katie Hickok~~ Anna Stanard  
Notary Public in and for the State of Washington  
Residing at Stanwood  
My appointment expires: ~~1/07/2019~~ 05-29-19



When recorded return to:  
Howard Rogers, Cheryl Rogers and Casey S. Rogers

Recorded at the request of:  
Guardian Northwest Title  
File Number: 113971

### Statutory Warranty Deed

THE GRANTORS **Howard William Roberts and Amy C. Roberts, husband and wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Howard Rogers and Cheryl Rogers, a married couple and Casey S. Rogers, a married man as his separate estate** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:  
Section 27, Township 35 North, Range 4 East, NW SW

For Full Legal See Attached Exhibit "A"

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Tax Parcel Number(s): **P37762, 350427-0-039-0306, P37870, 350427-3-010-0501**

Dated 10-17-17

\_\_\_\_\_  
Howard Roberts

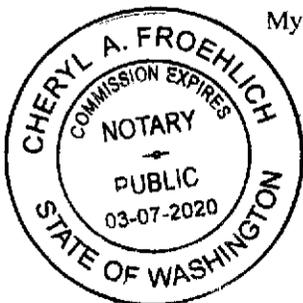
[Signature]  
Amy Roberts

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that ~~Howard Roberts~~ and Amy Roberts, 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: 10-17-17

[Signature]  
Printed Name: Katie Hickey Cheryl A Froehlich  
Notary Public in and for the State of Washington  
Residing at WA  
My appointment expires: 1/07/2019 3/7/20



**EXHIBIT A**

**PARCEL "A":**

That portion of the West ½ of the Northwest ¼ of the Southwest ¼ of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of said subdivision and the North line of State Highway No. 17-A;  
thence South 60°23'30" West along said North line 61.48 feet;  
thence North 15°40'00" West 383.43 feet to the true point of beginning;  
thence continue North 15°40'00" West 51.01 feet to the Southerly margin of the Old Puget Sound and Baker River Railroad right of way;  
thence North 37°52'00" East along said Southerly right of way 278.47 feet to the East line of said subdivision;  
thence South 0°01'45" West along said East line 269.03 feet;  
thence North 89°58'15" West 157.17 feet to the true point of beginning,

EXCEPT that portion thereof, if any, lying within that certain tract of land conveyed to Mark Mulholland and Karla Mulholland, husband and wife, by Deed dated July 14, 1987 and recorded under Auditor's File No. 8707270035.

TOGETHER WITH non-exclusive easements for ingress, egress and utilities over and across those portions of the West ½ of the Northwest ¼ of the Southwest ¼ of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

1.) Beginning at the intersection of the East line of said subdivision with the North line of State Highway 17-A;  
thence South 60°23'30" West along the North line of said State Highway, 61.48 feet to the true point of beginning;  
thence continue South 60°23'30" West along the North line 51.52 feet;  
thence North 15°40' West 409.90 feet to the Southerly margin of the Old Puget Sound and Baker River Railroad right of way;  
thence North 37°52' East along said Southerly margin 62.18 feet;  
thence South 15°40'00" East 434.44 feet to the true point of beginning,

**\*\*Legal description continued on next page\*\***

2.) The Westerly 10 feet measured by a line drawn 10 feet Easterly of the Westerly line of the following described tract:

Beginning at the point of intersection of the East line of said subdivision with the North line of the State Highway running through said subdivision;  
thence South  $60^{\circ}23'30''$  West 61.48 feet;  
thence North  $15^{\circ}40'$  West 383.43 feet;  
thence East 157.17 feet to a point on the East line of said subdivision, which is 338.73 feet North of the point of beginning;  
thence South along said East line to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over that portion of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of said subdivision and the North line of State Highway No. 17-A;  
thence South  $60^{\circ}23'30''$  West along the North line of said highway, 61.48 feet;  
thence North  $15^{\circ}40'00''$  West 359.43 feet to the true point of beginning;  
thence continue North  $15^{\circ}40'00''$  West 24.0 feet;  
thence South  $89^{\circ}58'15''$  East 24.0 feet;  
thence Southwesterly to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 27, Township 35 North, Range 4 East, W.M., lying Northwesterly of the Southeasterly line of the Puget Sound and Baker River Railway Company right of way and being more particularly described as follows:

Beginning at the West  $\frac{1}{4}$  corner of said Section 27;  
thence South  $0^{\circ}10'10''$  West along the West line of said Section 27, 1,000.04 feet;  
thence North  $89^{\circ}33'52''$  East parallel with the North line of said Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 27, 170.00 feet;  
thence South  $0^{\circ}10'10''$  West parallel with said West line of Section 27, 265.17 feet to said Southeasterly railway right of way line;  
thence North  $37^{\circ}47'55''$  East along said Southeasterly railway right of way line, 308.74 feet to the true point of beginning;  
thence continue North  $37^{\circ}47'55''$  East along said line, 299.35 feet to an intersection with the South line of the North 878.5 feet of said Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 27, as measured at right angles;  
thence South  $89^{\circ}33'52''$  West, along said South line of the North 878.5 feet, 185.26 feet to a point that is North  $0^{\circ}26'08''$  West from the true point of beginning;  
thence South  $0^{\circ}26'08''$  East 235.13 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.