

When recorded return to:  
Terah Regan and Celeste Rivers  
P.O. Box 1384  
Stanwood, WA 98292



Skagit County Auditor  
10/31/2017 Page 1 of 5 11:52AM \$78.00

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032838

**CHICAGO TITLE**  
**020032838**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Marie Sather, an unmarried person, as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Terah Regan and Celeste Rivers, a married couple

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 NW, 27-34-02 AND PTN TRACT 56 SNEE-00SH

Tax Parcel Number(s): P20804 / 340227-3-003-0008, P69675 / 4016-000-056-0106,

Subject to:

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

20175126  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 31 2017

Amount Paid \$9,261.00  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)


Dated: October 26, 2017

  
\_\_\_\_\_  
Marie Sather

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Marie Sather is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 27, 2017

  
\_\_\_\_\_  
Name: Lourea L. Garka  
Notary Public in and for the State of wa  
Residing at: Arlington  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-27-2018

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P20804 / 340227-3-003-0008 and P69675 / 4016-000-056-0106**

Parcel A:

That portion of the West half of the Northeast quarter of the Southwest quarter, Section 27, Township 34 North, Range 2 East, Willamette Meridian, lying Southwesterly of the county road, as conveyed to Skagit County, by deed recorded in Volume 169 of deeds, Page 509, except road rights of way and except the following described tracts:

1. Beginning at the Southeast corner of the West half of the Northeast quarter of the Southwest quarter of Section 27, Township 34 North, Range 2 East, Willamette Meridian; thence South 89° 43' West along subdivision line of said subdivision, 145 feet; thence North 9° 17' East 135.9 feet; thence North 24° 22' East 155.29 feet, more or less, to the Southerly right of way line of county road; thence Southeasterly along right of way line, 95 feet, more or less, to the East line of said West half of the Northeast quarter of the Southwest quarter; thence South 1° 50' West along said line 208.4 feet to the place of beginning.

2. Beginning at the Southwest corner of said Northeast quarter of the Southwest quarter; thence North along the West line of said Northeast quarter of the Southwest quarter 200 feet; thence East 100 feet; thence Southerly in a straight line to a point on the South line of said North East quarter of the Southwest quarter 55 feet East of the point of beginning; thence West 55 feet to the place of beginning, except county road Right of way.

3. Beginning on the South line of said West half of the Northeast quarter of the Southwest quarter, 145-0 feet Westerly from the Southeast corner thereof, thence North 9° 17' East 135.9 feet; thence North 52° 48' West 66.05 feet; thence South 47° 12' West 135.35 feet; thence South 89° 43' West 81.60 feet; thence South 27° 16' 30" West 93.35 feet to the South line of aforesaid subdivision; thence East on said South line 103.5 feet; thence North 1° 54' 30" East 20.0 feet; thence East parallel to Subdivision 80.3 feet; thence South 1° 54' 30" West 20.0 feet to subdivision line; thence East along said subdivision line 69.92 feet to the place of beginning.

4. Beginning at a point where the South line of aforesaid subdivision would be intersected by the line between lots 49 and 55 of "SNEE-OOSH", according to the plat recorded in Volume 4 of Plats, Page 50, records of Skagit County, Washington, if extended; thence North 1° 54' 30" East 20.0 feet; thence West parallel to the subdivision line 80.3 feet; thence South 1° 54' 30" West 20.0 feet to the South line of the Northeast quarter of the Southwest quarter; thence East along said line 80.3 feet to place of beginning.

5. Beginning at the Southwest corner of the Northeast quarter of the Southwest quarter of Section 27, Township 34 North, Range 2 East, Willamette Meridian; thence North 4° 36' East along West line of said Northeast quarter of the Southwest quarter for 200 feet to the true point of beginning; thence South 85° 24' East for 100 feet; thence North 4° 36' East for 50 feet; thence North 85° 24' West for 100 feet; thence South 4° 36' West for 50 feet to the true point of beginning.

6. Beginning at the Southwest corner of said subdivision; thence North 1° 31' 10" East along the West line of said subdivision, a distance of 250-00 feet to the true point of beginning of this description; thence continuing North 1° 31' 10" East along the West line of said subdivision a distance of 450.18

**EXHIBIT "A"**  
Legal Description  
(continued)

feet; thence South 88° 28' 50" East, a distance of 120.23 feet, more or less, to a point on the West right of way line of the county road; thence Southeasterly along said West right of way line, an arc distance of 248.73 feet and which arc is subtended by a chord bearing South 37° 01' 34" East a chord distance of 248.08 feet; thence South 31° 14' 47" West a distance of 294.97 feet, more or less; thence North 88° 28' 50" West, a distance of 128.55 feet to the true point of beginning.

7. Beginning at the Southwest corner of said subdivision; thence North 1° 31' 10" East along the West line of said subdivision, a distance of 700.18 feet to the true point of beginning of this description; thence continuing north 1° 31' 10" East along the West line of said subdivision to a point on the West right of way line of the county road; thence Southeasterly along said West right of way line of the county road to a point that bears South 88° 28' 50" East from the true point of beginning; thence North 88° 28' 50" West a distance of 120.23 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington.

**Parcel B:**

That portion of tract 56, "SNEE-OOSH", according to the plat recorded in Volume 4 of Plats, Page 50, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said tract; thence East 79 feet; thence South 27° 16' 30" West to the Northerly line of Chilberg Avenue; thence Northwesterly on the Northerly line of said avenue to the point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: December 10, 1936  
Recording No.: 287337  
Affects: Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress and egress  
Recording Date: March 28, 1962  
Recording No.: 619639  
Affects: Portion of said premises

3. Covenant to bear equal share of the cost of construction, maintenance or repair of the improvement herein names, easement for which was granted over location herein described by instrument

Recording Date: March 28, 1962  
Recording No.: 619639

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 6, 1997  
Recording No.: 9711060052  
Matters shown: Possible encroachment of a fence in the Northeasterly corner of Parcel A

5. City, county or local improvement district assessments, if any.