



201712080055

Skagit County Auditor \$78.00
12/8/2017 Page 1 of 5 1:54PM

When recorded return to:
Cody W. Corfe
3783 Upper Samish Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032810

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175707

DEC 08 2017

Amount Paid \$ 39.21
Skagit Co. Treasurer
By *hnm* Deputy

CHICAGO TITLE

020032810

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Honack, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Cody W. Corfe, ~~an unmarried person~~

A Single Person

the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

Government Lot 7 and that portion of the Southeast Quarter of the Southwest Quarter of Section 6, Township 36 North, Range 5 East of the Willamette Meridian, lying Westerly of Secondary State Highway No. 1-A, also known as the Sedro-Woolley-Wickersham Highway.

Situated in Skagit County, Washington

PARCEL B:

That portion of the Northeast Quarter of the Northwest Quarter of Section 7, Township 36 North, Range 5 East of the Willamette Meridian, lying Westerly of Secondary State Highway No. 1-A, also known as the Sedro-Woolley-Wickersham Highway.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P50881 / 360506-3-003-0008, P50916 / 360507-2-002-0000.

STATUTORY WARRANTY DEED
(continued)

Subject to:

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

Dated: November 22, 2017


Michael Honack

State of _____
_____ of _____
Kingdom of Thailand
Bangkok Metropolis
Embassy of the United States
of America } SS

I certify that I know or have satisfactory evidence that

Michael Henry Honack

(s) are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: - 4 DEC 2017


Name: _____
Notary Public in and for the State of _____
Residing at: Bangkok, Thailand
My appointment expires: Indefinite

Lisa Bellah
Vice Consul of the
United States of America

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 17, 1947
Auditor's No(s): 401061, records of Skagit County, Washington
In favor of: United States of America
For: The purpose and right to clear timber, endangering trees and brush; to grade level, cut, fill, drain build, maintain, repair and rebuild a road or highway, and such culverts, bridges, turnouts, retaining walls or other appurtenant structures as may be necessary.
Affects: Approximately 14 feet in width, with such additional widths as are necessary to provide for cuts, fills and turnouts and for curves at the angle points over and across the Southeast Quarter of the Southwest Quarter of said Section 6 and the Northeast Quarter of the Northwest Quarter of said Section 7
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 10, 1947
Auditor's No(s): 401883, records of Skagit County, Washington
In favor of: United States of America
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 125 feet in width in the Southeast Quarter of the Southwest Quarter of said Section 6 and the Northeast Quarter of the Northwest Quarter of said Section 7, being 62.5 feet on each side of the center line survey line of the Arlington-Bellingham transmission line
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 10, 1951
Auditor's No(s): 465450, records of Skagit County, Washington
In favor of: Bloedel Timberlands Dev. Inc.
For: Easement and right to maintain and use a roadway
Affects: 50 feet in width being 25 feet on either side of the center line of that certain existing roadway extending from State Highway 1-A in the Southeast Quarter of the Southwest Quarter of Section 6 in a Southwesterly direction over and across the South Half of the Southwest Quarter of said Section 6 and the North Half of the Northwest of said Section 7, being 62.5 feet on each side of the center line survey line of the Arlington-Bellingham transmission line
4. Easement and Agreement, including the terms and conditions thereof, entered into;
By: Lauren Erdahl and Mary Alta Gawley Erdahl, husband and wife
And Between: Columbia Valley Lumber Company
Recorded: June 16, 1955
Auditor's No.: 519505, records of Skagit County, Washington
Providing: Agreement and right to use a certain existing logging road over and across said premises
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 17, 1953

EXHIBIT "A"

Exceptions
(continued)

Auditor's No(s): 495218, records of Skagit County, Washington
In favor of: Puget Sound Power and Light
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

The center line of said easement is located as follows:

Beginning at the intersection of the South line of the Northeast Quarter of the Northwest Quarter of said Section 7 and the center line of the Bonneville Power Administration transmission right of way,
Thence North 30 degrees West to the West line of said Northeast Quarter of the Northwest Quarter.

6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 24, 1954
Auditor's No(s): 498475, records of Skagit County, Washington
In favor of: United States of America
For: The purpose and right to clear timber endangering trees and brush; to grade, level, cut, fill, drain, build, maintain, repair, and rebuild a road or highway and such culverts, bridges, turnouts, retaining walls or other appurtenant structures as may be necessary
Affects:
Approximately 18 feet in width, with such additional widths as are necessary to provide for cuts, fills and turnouts and for curves at angle points over and across the Northeast Quarter of the Northwest Quarter of said Section 7
7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 3, 1960
Auditor's No(s): 597302, records of Skagit County, Washington
In favor of: Marty Alta Gawley Erdahl, who acquired title as Mary Gawley and Luren O. Erdahl, her husband
For: Right to maintain and use a roadway
Affects:
Fifty (50) feet in width being twenty five (25) feet on either side of the center line of that certain existing roadway extending from State Highway 1-A in the Southeast Quarter of the Southwest Quarter of Section 6 in a Southwesterly direction over and across the South Half of the Southwest Quarter of said Section 6 and the North Half of the Northwest Quarter of said Section 7, lying Westerly of State Highway 1-A
8. Exceptions and reservations as contained in instrument;
Recorded: August 3, 1960
Auditor's No.: 597302, records of Skagit County, Washington
Executed By: Mary Alta Gawley Erdahl, who acquired title as Mary Gawley and Luren O. Erdahl, her husband
As Follows:
Grantors reserve to themselves, their heirs, successors and assigns all existing water rights

EXHIBIT "A"

Exceptions (continued)

which they now have or now enjoy upon the property herein conveyed together with the pipe line and the right to enter upon said property to repair and maintain said water line.

9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 29, 1963
Auditor's No(s): 637448, records of Skagit County, Washington
In favor of: United States of America
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 137.5 feet in width lying Westerly of and adjacent to easement described in Auditor's File No. 401883, records of Skagit County, Washington
10. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
11. Agreement, including the terms and conditions thereof, entered into;
By: Skagit County, a political subdivision of the State of Washington
And Between: Blodel Timberlands Development, Inc.
Recorded: February 9, 1966
Auditor's No.: 678493, records of Skagit County, Washington
Providing: Road use agreement
Affects: Parcel B
12. Any matters arising from the location of a fence as delineated on the face of survey recorded June 30, 1993 in Volume 14 of Surveys, page 120, under Auditor's File No. 9306300082, records of Skagit County, Washington.
13. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.33) disclosed by Skagit County Tax Rolls;
Classification: Forest Land

Continued thereof;
Recorded: July 11, 2006
Auditor's File No.: 200607110049, records of Skagit County, Washington

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.
14. City, county or local improvement district assessments, if any.