



Skagit County Auditor
2/9/2018 Page

1 of

2 1:48PM

\$75.00

When recorded return to:
Patrick Mulcahey Revocable Trust
44416 DALLAS ROAD
CONCRETE, WA 99237

Recorded at the request of:
Guardian Northwest Title
File Number: 113923

Statutory Warranty Deed

113923
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Gary E. Gaffield and Joni C. Gaffield, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Patrick Mulcahey, as Trustee of The Patrick Mulcahey Revocable Trust, dated July 6, 2010, the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 9, Township 35 North, Range 8 East; Ptn. Gov't Lots 4 & 6 (aka Lot 1 SP 91-048)

Tax Parcel Number(s): P101065, 350809-0-006-0105

Lot 1 of Skagit County Short Plat No. 91-048, as approved February 5, 1992, and recorded February 12, 1992, in Volume 10 of Short Plats, pages 53 and 54, under Auditor's File No. 9202120021, records of Skagit County, Washington; being a portion of Government Lots 4 and 6 of Section 9, Township 35 North, Range 8 East, W.M., EXCEPT all that portion thereof, if any, previously conveyed to Skagit County by deed recorded under Auditor's File No. 176441, records of Skagit County, Washington.

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 "A" attached hereto

Dated

01/31/2018

Gary Gaffield

Joni Gaffield

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018513
FEB 09 2018

STATE OF Washington
COUNTY OF Pierce

SS:

Amount Paid \$15,135.00
Skagit Co. Treasurer
By Wm Deputy

I certify that I know or have satisfactory evidence that Gary Gaffield and Joni Gaffield, 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:

1/31/2018

Printed Name:

Jay R. Mayer

Notary Public in and for the State of

Residing at Puyallup

My appointment expires: 10-31-2021

Washington

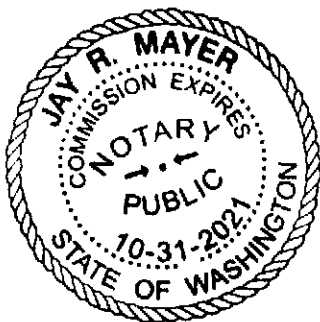


Exhibit A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 91-048
Recorded: February 12, 1992
Auditor's No.: 9202120021

B. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

C. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: November 23, 1988
Recorded: December 14, 1988
Auditor's No.: 8812140064
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

Being located as constructed or to be constructed on the above described property, more particularly described as follows:

Commencing at a point on the Easterly line of that certain county road commonly referred to as "Dalles Road" at the intersection of that certain county road referred to as Leonard Road and said Dalles Road; thence Southerly along the Easterly line of said Dalles Road approximately 950 feet; thence South approximately 30 feet to the North line of the above described property and the point of beginning; thence Southeasterly approximately 1400 feet to its terminus.

E. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Skagit River.