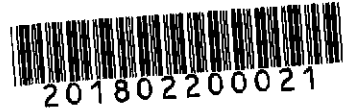


When recorded return to:
Gerald G. Schaff and Linda B. Schaff
1100 A Avenue
Anacortes, WA 98221



Skagit County Auditor
2/20/2018 Page

1 of

\$79.00

6 10:15AM

Recorded at the request of:

File Number: A115449

Statutory Warranty Deed

A115449
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR David N. Lean and Lori S. Lean as Trustees of the David and Lori Lean Revocable Trust, UTA 03-08-2013 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Gerald G. Schaff and Linda B. Schaff, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Sections, 13, 14, 23 and 24, Township 35 North, Range 1, East, W.M.

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): P31541, 350113-0-054-0008, P31545, 350114-0-004-0008

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated Feb 16, 2018

2018646
FEB 20 2018

The David and Lori Lean Revocable Trust, UTA
03/08/2013

Amount Paid \$ 16,025.⁰⁰
Skagit Co. Treasurer
By mm Deputy

David N Lean Trustee
By: David N Lean, Trustee

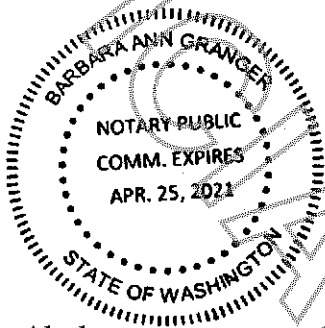
Lori S Lean Trustee
By: Lori S Lean, Trustee

Order No:

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David N Lean is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Trustee of The David and Lori Lean Revocable Trust, UTA 03/08/2013, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 02/10/2018

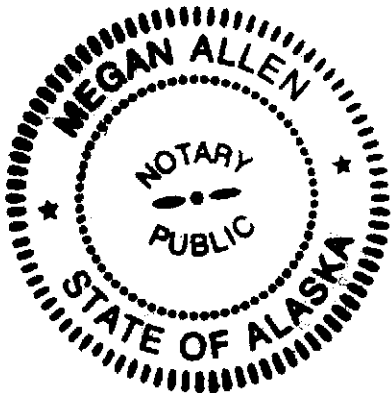


Barbara A Granger
Notary Public in and for the State of Washington
Residing at Sedro Woolley, Washington
My appointment expires: 4/25/2021

STATE OF Alaska }
COUNTY OF Fairbanks North Star } SS:

I certify that I know or have satisfactory evidence that Lori S Lean is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Trustee of The David and Lori Lean Revocable Trust, UTA 03/08/2013, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 02/07/2018



M. Allen
Notary Public in and for the State of Alaska
Residing at Fairbanks, Alaska
My appointment expires: July 14, 2019

EXHIBIT "A"

PARCEL "A":

All that portion of Sections 13, 14, 23 and 24, Township 35 North, Range 1 East, W.M., Skagit County, Washington, described as follows:

Bounded on the North by a line 30 feet South of and parallel to the center line of Burlington Northern Inc. as now located and constructed.

Bounded on the West by a line parallel to and 23.10 feet distant Northeasterly, measured at right angles, from the extension of the lot lines between Lots 2 and 3, Block 1, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

Bounded on the South by the South line of Burlington Northern Inc. right of way, as shown and designated on "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington (also known as the North line of said plat) and the "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Bounded on the East by the East line of "A" Avenue, as shown and dedicated on the "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, extended Northerly.

TOGETHER WITH that portion of the Burlington Northern Railroad designated as reserve right of way for the Seattle and Northern Railroad as shown on the plat of "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH a portion of the Burlington Northern Railroad right of way designated as Northern Pacific Railroad on the plat of "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, all being more particularly described as follows:

Beginning at the Southwest corner of Block 1 of said Plat of NORTHERN PACIFIC ADDITION TO ANACORTES;

thence North $21^{\circ}36'44''$ West along the Westerly line of said Block 1, a distance of 163.00 feet to the Northwest corner of said Block 1;

thence North $70^{\circ}49'17''$ East along the Northerly line of said Block 1, a distance of 323.64 feet;

thence North $21^{\circ}36'44''$ West, a distance of 89.85 feet to the true point of beginning;

thence North $21^{\circ}36'44''$ West, a distance of 76.28 feet;

thence North $63^{\circ}12'42''$ East, a distance of 51.39 feet;

thence North $65^{\circ}31'00''$ East, a distance of 144.71 feet to a point on the Northerly projection of the East line of "A" Avenue;

thence South $0^{\circ}33'46''$ West along the East line of "A" Avenue, a distance of 64.12 feet;

thence South $58^{\circ}51'30''$ West, a distance of 173.91 feet to the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

Parcel "N": That portion of the following described Tract "RR" which lies Northeasterly of the Northwesterly extension of the Southwesterly line of that certain tract of land conveyed to Carmelita J. McGary by that certain Quit Claim Deed recorded August 30, 1988, under Auditor's File No. 8808300059.

Tract "RR": Tracts 1 and 2, Plate 7 in Section 14, Township 35 North, Range 1 East, W.M., and all that portion of Tract 1, Plate 7 in Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the initial point of said Tract 1 of Section 23;
thence West 305 feet;
thence South 70°44' West 855 feet;
thence South 23° East 112 feet;
thence North 69°10' East 136 feet;
thence North 70°53' East 533.5 feet;
thence North 73°12' East 444 feet;
thence North 17°45' East 32 feet to beginning.

EXCEPTING and excluding from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1, Plate 7, Section 23, and all that portion thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Beginning at the initial point of Tract 1, Plate 7, said Section 23;
thence South 17°45' West, 32 feet;
thence South 73°12' West 444 feet;
thence South 70°53' West, 533 5/10 feet;
thence South 69°10' West 136 feet;
thence North 22° 00" West, 40 feet;
thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described;
thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North 17°45' East, 66 feet from the initial point of Lot 1, Tract 1, Section 23; thence South 17°45' West, 66 feet to the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXHIBIT "B"

A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Burlington Northern Railroad Company
Recorded: September 11, 1987
Auditor's No.: 8709110001

B. Provisions and matters regarding a boundary line adjustment set forth on document recorded under Auditor's File No. 8808300059.

C. Provisions and matters regarding a boundary line adjustment set forth on document recorded under Auditor's File No. 9203180117.

D. 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: Survey for Turner, McCrary, Demopoulos & Wynn
Recorded: February 8, 1989
Auditor's No.: 8902080016

E. 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: Survey for Turner, McCrary, Demopoulos & Wynn
Recorded: September 11, 1992
Auditor's No.: 9209110081

F. 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: Survey for Sylvia Trager
Recorded: May 2, 2013
Auditor's No.: 201305020023

G. TERMS AND CONDITIONS OF WATER CONVEYANCE SYSTEM:

Recorded: December 5, 2017
Auditor's No.: 201712050080

H. 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 Guemes Channel.

I. 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.)

J. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

K. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.