

When Recorded Please Return To:
LAWRENCE A. PIRKLE
PO Box 1788
Mount Vernon, WA 98273
(360) 336-6587

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201802220009
FEB 22 2018

Amount Paid \$16,915.00
By *MG* Skagit Co. Treasurer Deputy

Skagit County Auditor

\$80.00

2/22/2018 Page

1 of

7 9:12AM

STATUTORY WARRANTY DEED

THE GRANTOR, DANIEL EDWARD DOWNING and ALIN G. DOWNING, husband and wife, for and in consideration of Ten Dollars and other valuable consideration, in hand paid, conveys and warrants to **GRANTEE**, VYHMEISTER PROPERTIES, LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel No: P19344 340113-3-009-0207 P19353 340113-4-008-0008

Ptn SE 1/4 of SW 1/4 & SW 1/4 of SE 1/4, 13-34-1 E W.M. Legal description more fully described on Exhibit "A" and incorporated herein by this reference.

Situate in Skagit County, Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations and easements of record, if any and the Exceptions set forth on Exhibit B-1.

Dated the 14th day of February, 2018.

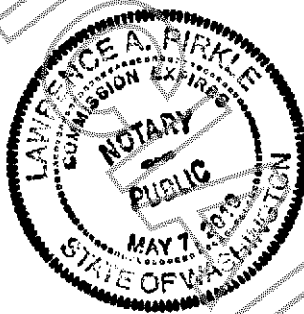

DANIEL EDWARD DOWNING

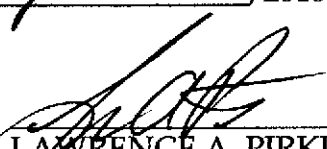

ALIN G. DOWNING

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that DANIEL EDWARD DOWNING and ALIN G. DOWNING are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 14th day of February, 2018.




LAWRENCE A. PIRKLE
Notary Public in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/19

Schedule "A-1"

01-165869-O

DESCRIPTION:

PARCEL "A":

The North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 34 North, Range 1 East, W.M.

TOGETHER WITH that portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 13, lying Westerly of an existing gravel roadway as set forth in an easement to Earl and Teresa Rodgers by instrument recorded under Auditor's File No. 610687, records of Skagit County, Washington,

EXCEPT all that portion described as follows:

Beginning at the South $\frac{1}{4}$ corner of said Section 13;
thence North $1^{\circ}59'50''$ East along the North-South centerline of said Section 13, a distance of 660.90 feet to the Northeast corner of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 13, being the true point of beginning;
thence North $88^{\circ}09'09''$ West along the North line of said South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ a distance of 332.07 feet to the Southwest corner of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 13;
thence South $2^{\circ}07'49''$ West a distance of 30.00 feet;
thence South $88^{\circ}09'09''$ East parallel to the said North line of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ a distance of 577.11 feet, more or less, to the Westerly line of an existing gravel road, being that roadway as set forth in an easement to Earl and Teresa Rodgers by instrument recorded under Auditor's File No. 610687, records of Skagit County;
thence North $20^{\circ}47'28''$ West a distance of 32.76 feet to the North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 13;
thence North $88^{\circ}12'39''$ West along said North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 202.20 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 34 North, Range 1 East, W.M.

TOGETHER WITH that portion of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 13, lying Westerly of an existing gravel roadway as set forth in an easement to Earl and Teresa Rodgers by instrument recorded under Auditor's File No. 610687, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Earl B. Rodgers and Teresa Rodgers
Purpose: Ingress and egress
Area Affected: Refer to instrument for full particulars
Dated: July 28, 1961
Recorded: August 2, 1961
Auditor's No.: 610687

B. RESERVATIONS CONTAINED IN DEED:

Executed By: Fred Hendricksen, Sr.
Recorded: December 15, 1969
Auditor's No.: 734010
As Follows:

"...in extracting any of the subject property herein conveyed, the owner thereof shall pay reasonable damages to the surface owner for damages to buildings, structures, and other appurtenances on the surface of said real property resulting directly from such extraction."

C. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: May 20, 1983
Auditor's No.: 830520003

D. TERMS AND CONDITIONS OF THAT INSTRUMENT:

Recorded: January 8, 1990
Auditor's No.: 9001080092

E. TERMS AND CONDITIONS OF THAT INSTRUMENT:

Recorded: August 24, 1990
Auditor's No.: 9008240044

F. RESERVATIONS CONTAINED IN DEED:

Executed By: Charles I. Stavig
Recorded: January 31, 1995
Auditor's No.: 9501310001
As Follows:

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purpose of creating an additional building lot.

G. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: July 15, 1996
Auditor's No.: 9607150009

EXCEPTIONS CONTINUED:

H. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated: July 15, 1996
Recorded: July 15, 1996
Auditor's No.: 9607150132
Executed By: Charles I. Stavig

NOTE: Affect of documents recorded on May 3, 1999 and January 7, 2004, under Auditor's File Nos. 9905030127 and 200401070082, respectively.

NOTE: Modified by instruments recorded on April 18, 2000 and June 5, 2003, under Auditor's File Nos. 200004180025 and 200306050024, respectively.

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Daniel Edward Downing and Alin G. Downing, husband and wife, Carl R. Clinesmith and Judith A. Clinesmith, husband and wife, Gene Tanaka and Cheryl L. Tanaka, husband and wife, Harold L. Harrington and Carol T. Harrington, husband and wife, William M. Buchman and Elisabeth J. Buchman, husband and wife and Puget Sound Energy, GTE Northwest, , any natural gas company, any television cable company, and any water service provider, and their respective successors and assigns

Purpose: Ingress, egress, and the installation, maintenance, repair, and/or replacement of utilities

Area Affected: Beginning at the Northwest corner of the Downing Parcel No. 5, which point is also the Southwest corner of the Tanaka Parcel; thence South 02°15'47" West, along the West line of the Downing Parcel No. 5, a distance of 40 feet; thence South 88°09'09" East, parallel with the South line of the Tanaka Parcel, a distance of 181.71 feet; thence North 02°15'47" East, parallel with the West line of the Downing Parcel No. 5, a distance of 10 feet; thence South 88°09'09" East, parallel with the South line of the Tanaka Parcel, a distance of 150.36 feet; thence North 02°07'49" East, a distance of 30 feet to the Southeast corner of the Tanaka Parcel; thence North 88°09'09" West, along the South line of the Tanaka Parcel, a distance of 332.07 feet, to the Southwest corner of the Tanaka Parcel, being the point of beginning.

Dated: June 2, 2003
Recorded: June 5, 2003
Auditor's No.: 200306050024

NOTE: Modified by instrument recorded on December 9, 2003, under Auditor's File No. 200312090106.

EXCEPTIONS CONTINUED:

J. EMERGENCY VEHICLE TURNAROUND EXHIBIT AND THE TERMS AND CONDITIONS THEREOF:

Between: Carl R. Clinesmith and Judith A. Clinesmith
And: Carl R. Clinesmith and Judith A. Clinesmith
Recorded: July 9, 2003
Auditor's No.: 200307090051

K. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Azimuth Northwest, Inc.
Recorded: March 24, 2003
Auditor's File No.: 200303240328
(Affects portion of subject property and includes other property)

L. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Daniel Downing & Elin Downing,
husband and wife
Purpose: Ingress, egress and utilities
Area Affected: Portion of tax parcel number P19352, portion
of Taggart Quarry
Dated: August 2, 2006
Recorded: August 14, 2006
Auditor's No.: 200608140167

M. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Skagit Surveyors & Engineers
Recorded: August 15, 2006
Auditor's File No.: 200608150166
Affects: Portion of subject property and other lands

N. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Herrigstad Engineering & Surveying
Recorded: April 5, 2016
Auditor's File No.: 201604050054
Affects: Portion of subject property and other lands

RECORDS OF SURVEY AT THE DEPT. OF THE NAUTIC & HERBICIDE

1875

P193331

20150420003
Slight County Auditor
4/5/2015 1:00 PM
TAMCO
177 17700000
Grand

DEUTSCHLAND

THE SOUTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3
NORTH RANGE 1 EAST, WM.

1. FOUND REBAR AND CAP AZULITH NORTHWEST PLS 21591

1. REPORT OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS
2. SURVEY METHOD: STANDARD FIELD TRANSFER.
3. NAME OF BEARINGS: SURVEY ACCORDING TO THE INFORMATION

TITLE REPORT. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR

SEE R05 960715009 FOR SECTION BREAKDOWN

 γ

TOWNSHIP 34 N. RANG 1 EAST

SHEET 1 OF

FOR: Gene Tanaka
PO Box 759

THE SW 1/4, SECTION 13,
T20N R10E S10E

DATE: OCT. 20

ENGINEERING & SURVEYING
and Associated WA 082015 (TSA) 201-0004
082015-58

IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY
REGULATIONS ACT AT THE REQUEST OF GENE TANKA IN MARCH 2016.

DALE K. HERRIGSTAD, P.1.9.

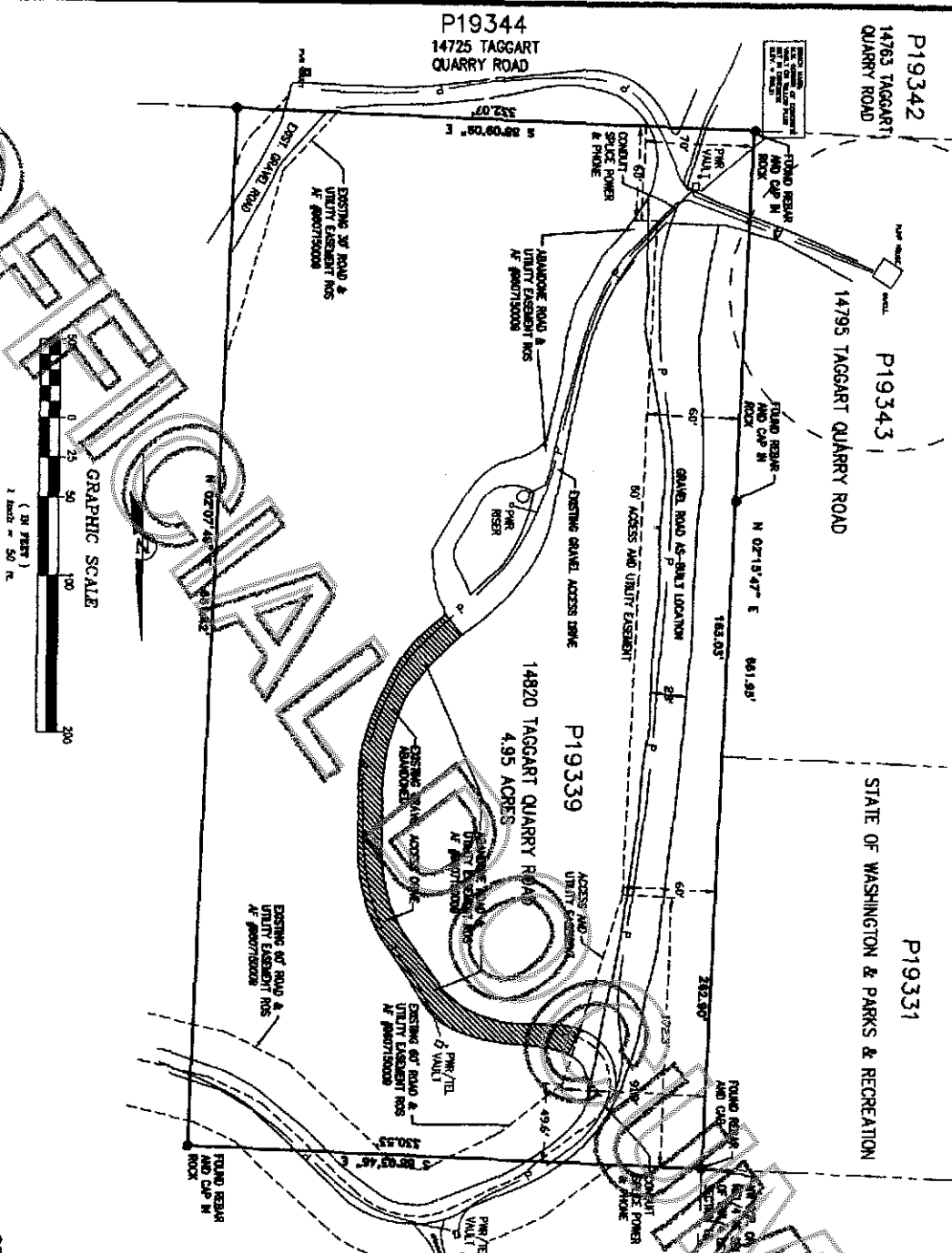
COPIES No. 2/1801
Date MARCH 2, 1961

RECORD OF SURVEY FOR: Gene Tanaka
PI Box 759
Anacortes, VA 98021

A PORTION OF THE SW 1/4, SECTION 13,
TOWNSHIP 34 N., RNG. 1 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING
4320 Whittier Lake Road, Anacortes, WA 98021, (780) 912-8804

| | | |
|-----------------|--------------|-------------|
| DATE: OCT. 2014 | CHECK BY: DM | DWN BY: DMH |
| SCALE: 1"=50' | | |
| 10/20/15-SR | | |



GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft

SECTION 13, TOWNSHIP 34 N, RNG 1 EAST

SEE R05 960715009 FOR SECTION BREAKDOWN

