

When recorded return to:
Andrew Shamp and Janna Shamp
19379 Morton Road
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title
File Number: 15447



201803090022
Skagit County Auditor

3/9/2018 Page

1 of

\$76.00

3 10:52AM

Statutory Warranty Deed

THE GRANTORS Charlotte R. Dykstra, as her separate property; Joyce E. Muzzall as Trustee of the Joyce E. Muzzall Family Trust dated October 3, 2017; Candace LaMont, as her separate property; and Tamara Ensley, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Andrew Shamp and Janna Shamp, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 14, Township 35 North, Range 4 East, W.M., Portions of the N 1/2 SW 1/4

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): P36631, 350414-3-005-0115, P36629, 350414-3-005-0008, P36626, 350414-3-003-0018, P36627, 350414-3-003-0109, P36632, 350414-3-006-0007

Dated

2-16-18

Charlotte R. Dykstra
Charlotte R Dykstra

Tamara Ensley
Tamara Ensley

Candace LaMont
Candace LaMont

The Joyce E. Muzzall Family Trust dated October 3, 2017

Joyce E. Muzzall, Trustee
By Joyce E. Muzzall, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018916

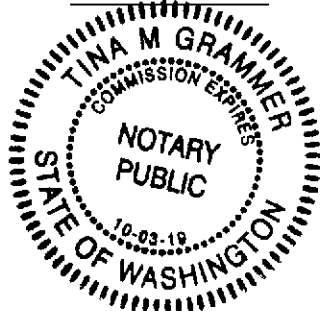
MAR 09 2018

Amount Paid \$ 4,277.⁰⁰
Skagit Co. Treasurer
By Tina Grammer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Charlotte R Dykstra, Candace LaMont, Tamara Ensley and The Joyce E. Muzzall Family Trust dated October 3, 2017, 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: 2-16-18



T. Grammer
Printed Name: Tina Grammer
Notary Public in and for the State of Washington
Residing at Skagit County
My appointment expires: 10-3-19

EXHIBIT A

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, described as follows:

Commencing, at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, W.M.; Running thence East 14 Rods along the 1/4 line of said Section; thence at right angles to said 1/4 Section line South a distance of 63 Rods, more or less, to the Fairhaven and Southern Railroad right of way; thence Northwesterly along said right of way to the line between the Northwest 1/4 and the Northeast 1/4 of said Southwest 1/4 of said Section 14; thence North along said line 53 Rods, more or less, to the point of beginning.

TOGETHER WITH that portion of the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point where the 1/4 line in Section 14, Township 35 North, Range 4 East of the Willamette Meridian intersects with the Easterly boundary of the Fairhaven and Southern Railroad right of way being a point about 6 Rods, more or less, East of the Northwest corner of the Southwest 1/4 of Section 14 in Township 35 North, Range 4 East of the Willamette Meridian; running thence East on the 1/4 line to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 14; thence South along a line between the Northwest 1/4 and the Northeast 1/4 of said Southwest 1/4, to the right of way of the Fairhaven and Southern Railroad; thence in a Northwesterly direction along said right of way to the point of beginning.

Exhibit B

EXCEPTIONS:

A. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: September 14, 2006
Auditor's No.: 200609140042

B. 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
Recorded: March 14, 2007
Auditor's No.: 200703140048

C. 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
Recorded: February 4, 2011
Auditor's No.: 201102040006
Affects: East line of subject property

Said Survey revises Survey recorded as Auditor's File No. 200808060055.

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: Skagit County Short Plat No. 48-80
Recorded: March 26, 1981
Auditor's No.: 8103260005
Affects: East line of subject property

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light
Recorded: October 15, 1956
Auditor's No.: 542837
Purpose: Overhang of power line and related purposes
Area Affected: Southeast corner of subject property