

When recorded return to:
Caylon Lootens and Sarah Lootens
13129 Glenwood Drive
Mount Vernon, WA 98273



201803290071

Skagit County Auditor \$79.00
3/29/2018 Page 1 of 6 1:18PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032453

CHICAGO TITLE
620032453

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael McQuesten and Maria McQuesten, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Caylon Lootens and Sarah Lootens, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

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

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

PTN NE, 31-36-05

Tax Parcel Number(s): P51192 / 360531-1-004-0604

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181224
MAR 29 2018

Amount Paid \$3031.00
By *MA* Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 16, 2018

Michael McQuesten
Michael McQuesten
Maria McQuesten
Maria McQuesten

State of ~~WASHINGTON~~ ^{Nevada}
County of ~~SKAGIT~~ ^{Humboldt}

I certify that I know or have satisfactory evidence that Michael McQuesten and Maria McQuesten 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 this instrument.

Dated: 3/19/2018

Shannon Gamboa
Name: Shannon Gamboa
Notary Public in and for the State of Nevada
Residing at: 5060 West Dr Winnemucca NV
My appointment expires: 12/11/2021



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P51192 / 360531-1-004-0604

PARCEL A:

That portion of the Northeast Quarter of Section 31, Township 36 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at the existing monument at the Southwest corner of said Northeast Quarter;
Thence South 88°01'15" East along the South line of said Northeast Quarter a distance of 1,314.37 feet to the Southwest corner of the Southeast Quarter of said Northeast Quarter;
Thence continue South 88°01'15" East along said South line a distance of 8.44 feet;
Thence North 11°44'52" East a distance of 766.31 feet;
Thence South 88°01'15" East parallel with the South line of said subdivision a distance of 789.40 feet to the true point of beginning of this description;
Thence South 17°24'13" East a distance of 10.00 feet;
Thence South 40°08'58" East a distance of 136.62 feet;
Thence South 3°48'36" East a distance of 224.56 feet;
Thence South 11°42'39" West a distance of 271.31 feet;
Thence South 8°05'24" West a distance of 134.39 feet;
Thence South 88°01'15" East a distance of 326.77 feet to the East line of said Section 31;
Thence North 1°08'36" East a distance of 735.28 feet to a point that bears South 88°01'15" East from the true point of beginning;
Thence North 88°01'15" West a distance of 375.50 feet to the true point of beginning.

Also known as Tract 5 of Survey recorded under Auditor's File No. 800321, in Volume 1 of Surveys, page 52, records of Skagit County, Washington.

TOGETHER WITH that portion of Tract 15 of that certain survey of Section 31, Township 36 North, Range 5 East of the Willamette Meridian, recorded May 6, 1974, in Volume 1 of Surveys, page 52, under Auditor's File No. 800321, records of Skagit County, Washington, lying Easterly of the centerline of that certain 60 foot easement delineated on said survey and running in a Northerly and Southerly direction through said tract 15.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress and egress and utilities, 60 feet in width, the centerline of which is described as follows:

Commencing at the existing monument at the Southwest corner of the Northeast Quarter of Section 31, Township 36 North, Range 5 East of the Willamette Meridian;
Thence South 88°01'15" East along the South line of said Northeast Quarter a distance of 1,314.37 feet to the Southwest corner of the Southeast Quarter of said Northeast Quarter;
Thence continue South 88°01'15" East along said South line a distance of 8.44 feet;
Thence North 11°44'52" East 20.29 feet to the true point of beginning, said point being on the North margin of the County Road (Fruitdale Road);

EXHIBIT "A"
Legal Description
(continued)

Thence continue North 11°44'52" East along said centerline a distance of 999.67 feet;
Thence South 88°01'15" East 320.00 feet;
Thence North 69°46'28" East 225.86 feet;
Thence South 56°26'13" East 132.95 feet;
Thence South 2°35'41" East 75.29 feet;
Thence South 45°47'03" East 61.34 feet;
Thence South 17°24'13" East 168.37 feet;
Thence South 40°08'58" East 136.62 feet;
Thence South 3°48'36" East 224.56 feet;
Thence South 11°42'39" West 271.31 feet;
Thence South 8°05'24" West 486.32 feet to the South line of the North line of the North half of the Northeast Quarter of the Southeast Quarter of said Section 31;
Thence North 88°03'26" West along said South line 904.04 feet to the East margin of the Fruitdale Road, said point being the terminal point for the centerline of this easement;

EXCEPT any portion of said easement lying within the above described main tract.

Situated in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. Reservations contained in deed;
Executed By: C.E. Bingham and Julia R. Bingham, husband and wife
Recorded: July 3, 1912
Auditor's No.: 92035, records of Skagit County, Washington
As Follows: Save excepting and reserving therefrom the right to lay a water pipe over and other lands. For the purpose of conveying water there across, and such pipe to be laid a sufficient depth under ground so as not to interfere with the cultivation of said land and premises.
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 800321
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Auditor's No(s): 810883, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Right to enter said premises to make repairs and the right to cut brush and trees which constitute a menace or danger to the electric transmission line located in street or road adjoining said premises as granted by instrument;
Recorded: December 6, 1974
Auditor's File No.: 810883, records of Skagit County, Washington
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 26, 1971
Auditor's No(s): 757330, records of Skagit County, Washington
In favor of: Adjoining property owners
For: Ingress and egress and utilities
Affects: The Westerly 30 feet of said premises
6. Easement for water line maintenance from spring, recorded July 10, 1994, under Auditor's File No. 9407100051, records of Skagit County, Washington.
7. Agreement, including the terms and conditions thereof, entered into;
By: Adjacent property owners
Recorded: August 24, 1992
Auditor's No.: 9208240070, records of Skagit County, Washington

EXHIBIT "B"

Exceptions (continued)

Providing: maintenance of easements shown on Survey recorded
under no. 800321.

8. Title Notification - Development Activities on or Adjacent to Designated Natural Resource
Lands including the terms, covenants and provisions thereof

Recording Date: February 21, 2003

Recording No.: 200302210209

9. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions
thereof

Recording Date: September 30, 2003

Recording No.: 200309300107

10. City, county or local improvement district assessments, if any.