

**When recorded return to:**

Thomas J Sheahan and Judy Sheahan  
P.O. Box 174  
Bow, WA 98232



Skagit County Auditor

4/6/2018 Page

1 of

\$78.00

5 12:03PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033900

**CHICAGO TITLE**

620033900

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Rita K. Lesage, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Thomas J. Sheahan and Judith E. Sheahan, 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 SW NE 10-34-3E

Tax Parcel Number(s): P107929 / 340310-1-006-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181378  
APR 06 2018

Amount Paid \$ 3120.00  
Skagit Co. Treasurer  
By BT Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: March 26, 2018

*Rita K. Lesage by Deborah K. Buchanan, her attorney*  
Rita K. Lesage by Deborah K. Buchanan, her attorney in fact *in fact*

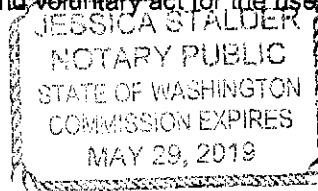
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Deborah K. Buchanan is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Rita K. Lesage and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-27-18

*Jessica Stalder*  
Name: Jessica Stalder  
Notary Public in and for the State of WA  
Residing at: Mount Vernon, WA  
My appointment expires: 5/29/19



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P107929 / 340310-1-006-0100**

That part of the Southwest quarter of the Northeast quarter of Section 10, Township 34 North, Range 3 East of W.M., lying South of County Road right-of-way adjoining the Great Northern Railway, and more particularly described as follows:

Beginning at a 2-inch iron pipe marking the center of Section 10; thence North 89°47'30" East 1304.7 feet along the line through the center of Section 10, to the East one-sixteenth corner on the line through the center of Section 10; thence North 00°32'00" East for a distance of 576.82 feet to a point on the Southerly right-of-way line of a County Road; thence South 73°29'30" West for a distance of 1365.4 feet along said Southerly right-of-way line to a point on the line through the center of Section 10; thence South 00°21'30" West for a distance of 193.68 feet along the line through the center of said Section 10 to the point of beginning.

EXCEPT from the above described lands, those portions taken by Drainage District No. 19 under decree entered December 5, 1922 in Cause No. 8889, records in the Clerk's office for Skagit County, Washington, described as follows:

A tract of land 70 feet wide, the center line of said tract beginning at the Southeast corner of the Southwest quarter of the Northeast quarter of Section 10, Township 34 North, Range 3 East of the Willamette Meridian; thence following Higgins Slough in a general direction North 48°45' West 440 feet; thence North 56°15' West 365 feet; thence North 44°15' West 410 feet; thence North 60°30' West 315 feet; thence South 88°25' West 485 feet; thence South 64°45' West 280 feet, more or less, to a point in said slough 687.8 feet East of the West line of the Southeast quarter of the Northwest quarter of said Section 10.

Also EXCEPT that portion of the Southwest quarter of the Northeast quarter of Section 10, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said subdivision, 12 feet West of the Southeast corner thereof, said point being in the center of a drainage ditch; thence North 89°49' East 12 feet to the Southeast corner of said subdivision; thence North 0°35' East along the East line of said subdivision, 566.44 feet to the Southerly right-of-way line of the State Highway through said subdivision; thence South 73°30' West along said State Highway right-of-way line, 547.7 feet to the center of aforesaid drainage ditch; thence following the center of said drainage ditch South 55°50' East 300 feet, South 44°58' East 282.7 feet, South 51°43' East 75.7 feet to the point of beginning;

Also EXCEPT that portion conveyed to the State of Washington for highway purposes as described in Warranty Deed recorded under Auditor's File No. 200605260207, records of Skagit County, Washington.

Situate in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines, for the transportation of water, and if necessary to erect, maintain, operate and remove said lines, with right of ingress and egress to and from the same  
Recording Date: March 4, 1965  
Recording No.: 662910  
Affects: Portion of said premises

2. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highway or highways to be constructed on lands conveyed by Deed:

To: State of Washington  
Recording Date: May 26, 2006  
Recording No.: 200605260207

3. Covenants, conditions, easements and restrictions, contained in the following instrument;

Recording Date: May 26, 2006  
Recording No.: 200605260207  
As follows:

It is understood and agreed the improvement located partially upon the lands herein conveyed and partially upon the Grantor's remaining lands are conveyed in its entirety to the State of Washington, its agents or assigns. The Grantors herein further grant to the State of Washington, or its agents, the right to enter upon the Grantors' remaining lands where necessary to remove said improvement.

Also, the grantor herein convey and grant to the State of Washington all rights of ingress and egress (including all existing, future, or potential easements of access, light, view and air) to, from and between SR 20, Fredonia to Pulver Rd Vic. and the remainder of said Parcel "A".

EXCEPT that the State shall construct on its right of way a Type "B" off and on approach, not to exceed 50 feet in width, for those uses necessary to the normal operation of a farm but not for retail marketing, on the Southeasterly side, at or near Highway Engineer's Station 587+90, as shown on Sheet 7 of 23 Sheets of the hereinafter mentioned map of definite location, and to which off and on approach, only, the Grantors, their heirs, successors or assigns, reserve a right of reasonable access for that purpose only, which approach shall be maintained between the right-of-way line and the shoulder line of said Highway by the Grantors, their heirs, successors or assigns. The Grantors herein further grant to the State of Washington, or its agents, the right to enter upon the Grantors' remaining lands where necessary to reconstruct said road approach. Traffic using this approach will be limited to right in/right out movements.

## EXHIBIT "B"

### Exceptions (continued)

4. Notice of Airport Noise and Overflight Effects, including the terms, covenants and provisions thereof;

Recording Date: March 5, 2009  
Recording No.: 200903050091

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