

When recorded return to:
William Murphy
42005 Cedar St
Concrete, WA 98237



Skagit County Auditor
4/10/2018 Page 1 of 1 \$78.00
5 11:28AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034067

CHICAGO TITLE
620034067

STATUTORY WARRANTY DEED

THE GRANTOR(S) Randahl L. Bueing, an unmarried man
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to William Murphy, an unmarried man

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 SE, 05-35N-08E W.M.

Tax Parcel Number(s): P99815 / 350802-4-002-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181418
APR 10 2018

Amount Paid \$1,429.⁰⁰
Skagit Co. Treasurer
By *mdm* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: April 6, 2018

Randahl L. Bueing
Randahl L. Bueing

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Randahl L. Bueing
(is) are the person(s) who appeared before me, and said person(s) acknowledged that
(he) she / (they) signed this of instrument and acknowledged it to be (his) her / (their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: April 9, 2018

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018

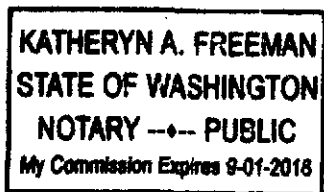


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P99815 / 350802-4-002-0100

Parcel A:

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 35 North, Range 8 East, W.M., lying Easterly of the following described line:

Beginning at the Northeast corner of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$;
thence North $89^{\circ}24'10''$ West along the North line thereof, a distance of 553.70 feet to the true point of beginning of this line description;
thence South $14^{\circ}21'$ West, a distance of 1,325.49 feet to the South line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the terminus of this line description.

Parcel B:

A non-exclusive easement as identified in that certain instrument recorded May 30, 1991, under Auditor's File No. 9105300023 and as shown on the face of that certain survey recorded April 2, 1991, under Auditor's File No. 9104020044.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Reservations contained in deed recorded under Auditor's File Nos. 127184 and 127187, as follows:

"...reserving, however, unto the said grantors the right to construct, maintain, and operate such logging or other roads or ways as may be reasonably necessary over and across the lands hereinbefore described, and hereby conveyed, in order to enable the said grantors to cut and remove the timber from the said lands this day conveyed to said grantors by said grantee, or from any other lands now at this date owned by said grantors and upon and along such roads and ways freely to pass and repass by themselves, their agents, servants or employee, with terms and proper vehicles, care or machinery, for the conduct of logging operations upon the lands so conveyed to said grantee by said grantors, or other lands now at this date owned by said grantors.

Provided however that if and when said grantors shall exercise the right or rights above reserved, they shall cut or remove any timber from any of the lands above described or referred to, they shall pay the grantee therefor the reasonable value of such timber."
(Affects all parcels and includes other property)

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

Granted to: Puget Sound Power & Light Company, a Massachusetts corporation
Purpose: electric transmission and/or distribution line
Recording Date: November 3, 1958
Recording No.: 572448

3. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT HEREIN SET FORTH, including the terms, covenants and provisions thereof

Recording Date: March 4, 1964
Recording No.: 647436

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission line
Recording Date: November 3, 1967
Recording No.: 706512

5. Dedication of Segregation including the terms, covenants and provisions thereof

Recording Date: April 2, 1991
Recording No.: 9104020043

EXHIBIT "B"

Exceptions
(continued)

6. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 30, 1991

Recording No.: 9105300023

7. Any questions as to the actual location of the easement roads insured in the caption herein.
8. City, county or local improvement district assessments, if any.