

When recorded return to:  
David M McLinn and Yuko E McLinn  
3713 Belvidere Ave SW  
Seattle, WA 98126



201804300232

Skagit County Auditor \$78.00  
4/30/2018 Page 1 of 5 4:30PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033750

CHICAGO TITLE  
020033750

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel J. Peterson and Koby L. Peterson, 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 David M McLinn and Yuko E McLinn, husband and wife

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. G.L. 4, 26-36-02, E.W.M.

Tax Parcel Number(s): P47141 / 360226-0-031-0009

Subject to:

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



20181791  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 30 2018

Amount Paid \$ 8,638.00  
By Skagit Co. Treasurer  
108 Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 4, 2018

  
\_\_\_\_\_  
Daniel J. Peterson  
  
\_\_\_\_\_  
Koby L. Peterson

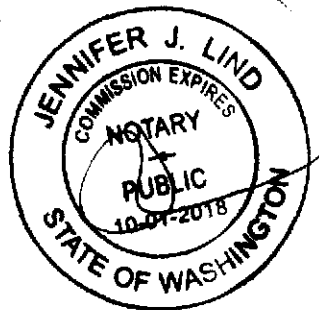
ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty Deed

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Daniel J. Peterson and Koby L. Peterson 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: 4.4.18

Name: Jennifer J. Lind  
Notary Public in and for the State of WA  
Residing at: Burien  
My appointment expires: 10/01/18



## EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 620033750

For APN/Parcel ID(s): **P47141 / 360226-0-031-0009**

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That portion of Government Lot 4, Section 26, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point 695 feet North and 55 feet East of the Southwest corner of said Government Lot 4;  
thence East 125 feet;  
thence South 125 feet;  
thence West 125 feet;  
thence North 125 feet to the point of beginning,

EXCEPT any portion thereof lying within the North 5 acres of the West ½ of said Government Lot 4,

AND ALSO EXCEPT that portion thereof described as follows:

Beginning at a point 695 feet North and 60 feet East of the Southwest corner of said Government Lot 4;  
thence West 5 feet;  
thence South 5 feet;  
thence Northeasterly to the point of beginning.

TOGETHER WITH that portion of Lot 1 of Short Plat No. PL05-0132, approved September 29, 2005 and recorded September 30, 2005, under Auditor's File No. 200509300028, more particularly described as follows:

Beginning at the most Northwesterly corner of Lot 1 of said Short Plat No. PL05-0132, said point being also the Northeast corner of Lot 3 of Short Plat No. 18-78 as per plat approved May 11, 1978 and recorded May 11, 1978 in Volume 2 of Short Plats, page 210, under Auditor's File No. 879338;  
thence South along the East line of said Lot 3 of Short Plat No. 18-78 and West line of said Lot 1 of Short Plat No. PL05-0132, a distance of 125.00 feet;  
thence North 89°44'30" West along the South boundary of said Lot 3 and the North boundary of said Lot 1, a distance of 125.00 feet to the Southwest corner of said Lot 3 and the true point of beginning of this property description;  
thence continuing North 89°44'30" West along the North boundary of said Lot 1, a distance of 120.00 feet to the East margin of that 60 foot wide County road commonly referred to as the G Loop Road;  
thence South along the East margin of said road, a distance of 25.00 feet;  
thence South 89°44'30" East, a distance of 120.00 feet;  
thence North a distance of 25.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Findings of Fact, Entry of Order No. VAR 92 068 including the terms, covenants and provisions thereof  
  
Recording Date: February 10, 1993  
Recording No.: 9302100016
2. Easement Deed including the terms, covenants and provisions thereof  
  
Recording Date: January 11, 1999  
Recording No.: 9901110026
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: January 11, 1999 and January 19, 1999  
Recording No.: 9901110138 and 9901190114  
Matters shown: Encroaching Asphalt and Easement
4. Easement for Boundary Line Adjustment including the terms, covenants and provisions thereof  
  
Recording Date: March 21, 2008  
Recording No.: 200803210143
5. Setback Easement including the terms, covenants and provisions thereof  
  
Recording Date: July 16, 2010  
Recording No.: 201007160045
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: September 5, 2007  
Recording No.: 200709050083  
Matters shown: Roadway
7. City, county or local improvement district assessments, if any.