

UNOFFICIAL DOCUMENT



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05/11/2018 09:05 AM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

AFTER RECORDING MAIL TO:

Mr. and Mrs. Joseph Donald Franett
480 Garden Of Eden Road
Sedro Woolley, WA 98234

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-167325-SE

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR RICHARD TAMMAN, (a single person) as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOSEPH DONALD FRANETT and JOSELYN I. FRANETT, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn Gov. Lot1, 11-34-2E W.M.
For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 340211-1-001-0800, P95973
Subject to all covenants, conditions, restrictions, reservations, agreements and easements or record including but not limited to those shown on Schedule "B-1" of Land Title Company's preliminary commitment no. 01-167325.

Dated: May 9, 2018
Richard Tamman
Richard Tamman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181936
MAY 11 2018
Amount Paid \$ 895.⁰⁰
Skagit Co. Treasurer
By nam Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard Tamman is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 9, 2018
Kim M. Smith



Kim M. Smith
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 10-6-2020

EXHIBIT A

DESCRIPTION:

PARCEL "A":

All that part of Government Lot 1 in Section 11, Township 34 North, Range 2 East, W.M., being described as follows:

Beginning at the Northeast corner of said Section 11;
thence South 89°32'24" West, along the North line of said Section 11, a distance of 1,061.85 feet to a meander corner as shown on the Record of Survey prepared by John Vadai and recorded in Book 1 of Surveys, page 87, records of Skagit County, Washington;
thence South 20°35'51" East, along the meander line, a distance of 105.79 feet;
thence North 72°08'16" East, a distance of 13.08 feet;
thence South 15°16'59" East, a distance of 22.55 feet;
thence South 25°15'52" East, a distance of 157.93 feet;
thence South 22°33'13" East, a distance of 131.44 feet;
thence North 89°03'39" West, a distance of 52.72 feet;
thence North 04°07'25" West, a distance of 50.20 feet to the point of beginning;
thence South 04°07'25" East, a distance of 50.20 feet;
thence North 89°03'39" West, a distance of 22.99 feet;
thence North 04°04'20" West, a distance of 48.09 feet;
thence North 62°40'26" East, to the line of mean high tide;
thence Northeasterly along said mean high tide line, to a point that is North 46°27'45" West of the point of beginning;
thence South 46°27'45" East, to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement in perpetuity for ingress, egress, and utilities, and parking of vehicles as described hereinafter, twelve feet (12') in width over and across the following described property:

All that part of Government Lot 1 in Section 11, Township 34 North, Range 2 East, W.M., being described as follows:

Beginning at the Northeast corner of said Section 11;
thence South 89°32'24" West, along the North line of said Section 11, a distance of 1,061.85 feet to a meander corner as shown on the record of survey prepared by John Vadai and recorded in Book 1 of Surveys, page 87, records of Skagit County, Washington;
thence South 20°35'51" East, along the meander line, a distance of 105.79 feet;
thence North 72°08'16" East, a distance of 13.08 feet;
thence South 15°16'59" East, a distance of 19.90 feet to an existing power pole and the point of beginning;
thence North 72°08'16" East, a distance of 11.64 feet to the Easterly side of the herein described 12 foot roadway;
thence South 25°15'52" East, along said roadway, a distance of 159.32 feet;

-continued-

DESCRIPTION CONTINUED:

PARCEL "B" continued:

thence South 22°33'13" East, along said roadway, a distance of 133.08 feet;
thence South 09°42'37" East, along said roadway, a distance of 186.57 feet;
thence South 49°08'02" East, along said roadway, a distance of 27.91 feet to the Northerly margin of the existing County road;
thence South 38°29'50" West along said County road a distance of 19.34 feet;
thence North 74°37'13" West along said County road a distance of 16.90 feet;
thence North 09°42'37" West a distance of 212.50 feet;
thence North 22°33'13" West a distance of 131.44 feet;
thence North 25°15'52" West a distance of 157.93 feet;
thence North 15°16'59" West a distance of 2.65 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

1. Insert Exceptions Here