



201805310023

05/31/2018 10:29 AM Pages: 1 of 4 Fees: \$77.00  
Skagit County Auditor

When recorded return to:  
Rebecca Sue Kerr  
1752 NW Market St. #550  
Seattle, WA 98107

Recorded at the request of:  
Guardian Northwest Title  
File Number: A115873

Statutory Warranty Deed

A115873

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Harker Group Limited, LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rebecca Sue Kerr, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 31, Township 34 North, Range 3 East, NW SE

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P22991, 340331-0-021-0013, P22989, 340331-0-020-0006

Dated 5/29/18

Harker Group Limited, LLC

Gail D. Harker  
By: Gail D. Harker, Managing Member

Don Harker  
By: Don Harker, Managing Member

STATE OF: Washington }  
County Of: Skagit } SS

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20182260  
MAY 31 2018

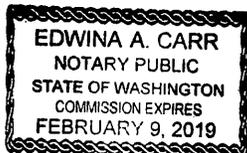
Amount Paid \$19,852.<sup>00</sup>  
Skagit Co. Treasurer  
By Chalm Deputy

I certify that I know or have satisfactory evidence that Gail D. Harker and Don Harker signed this instrument, on oath stated that they is/are authorized to execute the instrument and acknowledged it as the Managing Members of Harker Group Limited, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 5/29/18

[Signature]

Notary Public in and for the State of: Washington  
Residing at: Anacortes  
My appointment Expires: 5/19/19



Order No:

**EXHIBIT A**

## PARCEL "A":

That portion of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 31, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision, which bears South  $89^{\circ}33'20''$  West along said North line of said subdivision, a distance of 516.14 feet from the Northeast corner or said Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence South  $0^{\circ}18'04''$  East along a line which is parallel to and 516.14 feet West of the East line of said subdivision, a distance of 20.00 feet, to a point on the South right-of-way line of that certain County road known as the Chilberg Road No. 66, and which point is the true point of beginning of this description; thence continuing South  $0^{\circ}18'04''$  East a distance of 435.00 feet; thence South  $89^{\circ}33'20''$  West a distance of 93.86 feet; thence North  $0^{\circ}18'04''$  West a distance of 435.00 feet to a point on the said South right-of-way line of said County road; thence North  $89^{\circ}33'20''$  East along the said South right-of-way line of said County road, a distance of 93.86 feet to the true point of beginning.

## PARCEL "B":

That portion of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 31, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision which point bears South  $89^{\circ}33'20''$  West along said North line of said subdivision, a distance of 610.00 feet from the Northeast corner of said Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence South  $0^{\circ}18'04''$  East along a line which is parallel to and 610.00 feet West of the East line of said subdivision, a distance of 20.00 feet; to a point on the South right-of-way line of that certain County road known as Chilberg Road No. 66, and which point is the true point of beginning of this description; thence continuing South  $0^{\circ}18'04''$  East a distance of 435.00 feet; thence South  $89^{\circ}33'20''$  West a distance of 170.47 feet; thence North  $1^{\circ}10'50''$  East a distance of 204.91 feet; thence North  $24^{\circ}07'40''$  West a distance of 251.44 feet to a point on said South right-of-way line of said County road; thence North  $89^{\circ}33'20''$  East along the said South right-of-way line of said County road, a distance of 266.71 feet to the true point of beginning.

**Exhibit B****EXCEPTIONS:****A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

**Between:** C. Alverson and L.F. Alverson  
**And:** Scott Armstrong, Edna Armstrong, Guy Armstrong and  
Nellie Armstrong  
**Dated:** October 20, 1909  
**Recorded:** November 3, 1909  
**Auditor's No.:** 76216

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

**Grantee:** Public Utility District No. 1 of Skagit County, Washington  
and their successors and assigns  
**Recorded:** February 10, 1954  
**Auditor's No.:** 498038  
**Purpose:** Ingress and egress to and from said property for the purpose  
of laying, maintaining, repairing, renewing, changing the  
size of, and restoring of said pipe lines for the removal of the  
same when desired by the Grantees, their successors or  
assigns  
**Area Affected:** A 20 foot strip of land

**C. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,  
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:**

**Recorded:** August 6, 1998  
**Auditor's No.:** 9808060022  
**Regarding:** Variance Request

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,  
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: October 12, 1998  
Auditor's No.: 9810120106  
Regarding: Special Use Permit

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,  
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: March 24, 1999  
Auditor's No.: 9903240134  
Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.