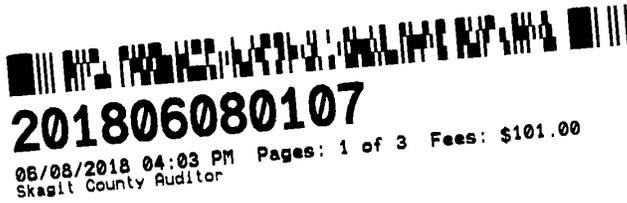


AFTER RECORDING MAIL TO:

Tyran C. Hulme, Corey H. Barthels
17363 Bennett Road
Mount Vernon, WA 98273



Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-167093-OE ✓

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR LEONARD BAINTER, an unmarried person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TYRAN C. HULME, an unmarried person, and COREY H. BARTHEL, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn Gov. Lot 3, 12-34-3 E W.M. & Ptn NW 1/4 SW 1/4, 12-34-3 E W.M.

For Full Legal See Attached Exhibit "A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-167093-OE.

Tax Parcel Number(s): 340312-0-036-0001, P21559

Dated June 1, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182492
JUN 08 2018

Amount Paid \$ 4,544.⁰⁰
Skagit Co. Treasurer
By *M. M.* Deputy

Leonard Bainter
Leonard Bainter

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Leonard Bainter** is the person who appeared before me, and said person 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: June 8, 2018

Shelley Miner
Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/19



EXHIBIT APARCEL "A":

That portion of Government Lot 3 of Section 12, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Government Lot 3;
thence North along the West line of said Government Lot 3, a distance of 327.7 feet to a point on the North line of a certain six acre tract conveyed to Martin B. Dunbar by deed dated December 31, 1883, and recorded May 21, 1884, in Volume 1 of Deeds, page 267, records of Skagit County, Washington, said point being the true point of beginning of this description;
thence South 89°34' East along the North line of said six acre tract a distance of 250 feet, more or less, to the Northwesterly line of the county road;
thence Southwesterly along the Northwesterly line of said county road to the most Easterly corner of that certain tract conveyed to LeRoy R. Talley, et ux, by deed dated November 3, 1959, and recorded November 4, 1959, under Auditor's File No. 587478, records of Skagit County, Washington;
thence North 68°59' West along said Talley tract to a point on the West line of said Government Lot 3;
thence North along said West line to the true point of beginning;;

EXCEPT the North 24 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 12, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northeast corner of the South 660 feet of the East 660 feet of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 12, Township 34 North, Range 3 East, W.M.;
thence South 386.57 feet along the East side of the above described property to the true point of beginning;
thence South 00°04'54", 132.13 feet;
thence North 68°57'30" West, 32.34 feet;
thence North 00°25'30" West, 132.13 feet;
thence South 68°57'30" East, 32.34 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.