

When recorded return to:

Daniel L. Cann and Stephanie C. Cann
25248 Old Day Creek Road
Sedro Woolley, WA 98284



201806130060

06/13/2018 03:45 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034508

CHICAGO TITLE CO.

620034508

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ryan A. Caplinger and Candice M. Caplinger, 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 Daniel L. Cann and Stephanie C. Cann, a married couple

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 NW, 5 34N 5E W.M.

Tax Parcel Number(s): P105833 / 340505-2-002-0201

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182556

JUN 13 2018

Amount Paid \$9,795.⁰⁰
Skagit Co. Treasurer
By *mum* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 31, 2018

Ryan A. Caplinger
Ryan A. Caplinger
Candice M. Caplinger
Candice M. Caplinger

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ryan A. Caplinger and Candice M. Caplinger 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: June 5, 2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

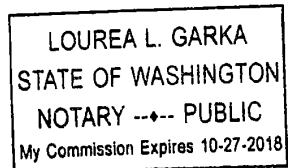


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P105833 / 340505-2-002-0201

That portion of the Southwest Quarter of the Northwest Quarter of Section 5, Township 34 North, Range 5 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Southeast corner of Skagit County Short Plat No. 52-73, records of Skagit County, Washington;
thence North 00°24'49" West parallel with the East line of said Short Plat, for a distance of 579.37 feet to the true point of beginning;
thence along said East line, for a distance of 421.22 feet to the South line of the County road known as Old Day Creek Road;
thence North 48°27'58" East along said South line, for a distance of 113.96 feet to the beginning of a tangent curve of 606.62 foot radius, concave Southeasterly;
thence Northeasterly through a central angle of 32°17'31", for a distance of 341.89 feet;
thence South 00°22'47" East, for a distance of 636.62 feet;
thence South 89°17'37" West, for a distance of 391.32 feet to the East line of said Short Plat and the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement to maintain water mains across said property in favor of Public Utility District No. 1 of Skagit County, as disclosed by various instruments of record
2. Easement for the right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress to and from the same, over and across a strip of land 50 feet in width lying 25 feet on each side of the following described centerline:

Beginning at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 5, Township 34 North, Range 5 East of the Willamette Meridian;
 thence South 89 degrees 17'45" West a distance of 451.14 feet to a point;
 thence North 00 degrees 19' West a distance of 884.89 feet to the true point of beginning;
 thence North 42degrees 28'30" East a distance of 343.65 feet to a point;
 thence North 75 degrees 01'30" East a distance of 349.99 feet to a point on the South line of the County road known as the Day Creek Road, less any encroachments on said County road, as granted by Leo J. Pinter and Edith E. Pinter, husband and wife, and Nina V. Sherrill, deceased, to Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation, by instrument recorded August 14, 1961, under Auditor's File No. 611066, records of Skagit County, Washington.

3. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: December 12, 1978
 Auditor's No.: 892935, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light Company, a Washington corporation
 For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Rights of owners of property adjoining to the South to use a driveway over part of the Eastern portion of said premises.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

 Reserved by: Daniel D. Taylor and Dorothy L. Tenderholt
 Purpose: Ingress, egress and utility
 Recording Date: April 28, 2009
 Recording No.: 200904280001
 Affects: The East 40 feet of said premises

Said document is a re-recording of Auditor's File No. 9409060069

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including

EXHIBIT "B"

Exceptions
(continued)

powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

7. City, county or local improvement district assessments, if any.