

When recorded return to:
Jose Rivas and Maria D-Avila Castro
1400 N 30th St #156
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035096



201806270025

08/27/2018 11:57 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

STATUTORY WARRANTY DEED

CHICAGO TITLE CO.
620035096

THE GRANTOR(S) Larry Lee Saunders and Pamela Ann Saunders, Trustees of the Larry and Pamela Saunders Living Trust dated July 5, 2013

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jose Rivas and Maria D-Avila Castro, 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 SE SE, 11-34-03

Tax Parcel Number(s): P21380 / 340311-0-006-0008, P21378 / 340311-0-005-0108

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182709
JUN 27 2018

Amount Paid \$ 6591.00
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 25, 2018

Larry and Pamela Saunders Living Trust dated July 5, 2013

BY: *Larry Lee Saunders*
Larry Lee Saunders
Trustee

BY: *Pamela Ann Saunders*
Pamela Ann Saunders
Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Larry Lee Saunders and Pamela Ann Saunders are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee's of Larry and Pamela Saunders Living Trust dated July 5, 2013 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 26, 2018

Kathryn A. Freeman
Name: *Kathryn A. Freeman*
Notary Public in and for the State of *WA*
Residing at: *Snohomish co*
My appointment expires: *9-01-2018*

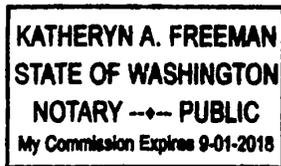


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P21380 / 340311-0-006-0008 and P21378 / 340311-0-005-0108

PARCEL A:

That portion of the Southeast Quarter of the Southeast Quarter of Section 11, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 384 feet North of the Southeast corner of said Section 11;
Thence North to a point 32 rods (520 feet) North of the Southeast corner of said Section 11;
Thence West 10 rods (165 feet);
Thence North 8 rods (132 feet);
Thence West 40 rods (660 feet);
Thence South 17 rods (280.5 feet);
Thence East 493 feet, more or less, to the West line of that certain tract conveyed to Lawrence H. Hall, Jr., a bachelor, by deed dated September 11, 1946, and recorded September 21, 1946, under Auditor's File No. 396226;
Thence North along the West line of said Lawrence Hall, Jr., Tract 4.5 feet, more or less, to the Northwest corner thereof;
Thence South 89°10' East along the North line of said Lawrence Hall, Jr. Tract, a distance of 331.4 feet to the point of beginning;

EXCEPT the following described tract:

Beginning at a point 384 feet North of the Southeast corner of said Section 11;
Thence North to a point 528 feet North of the Southeast corner of said Section 11;
Thence West 165 feet;
Thence South 144 feet, more or less, to the North line of a tract conveyed to Lawrence H. Hall, Jr. by deed dated September 11, 1946, and recorded September 21, 1946, under Auditor's File No. 396226;
Thence East along the North line of said Hall Tract and said line extended East to the point of beginning.

AND EXCEPT from all the above described property, the East 186 feet thereof.

AND ALSO EXCEPT that portion lying within the following described tract:

Beginning at a point 30 feet North and 331.52 feet West of the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section;
Thence North 354.38 feet;
Thence West 163.6 feet;
Thence South 354.57 feet;
Thence East to the point of beginning.

PARCEL B:

The West 7.5 feet of the East 20 feet of the following described property:

Beginning at a point 30 feet North and 331.52 feet West of the Southeast corner of the Southeast

EXHIBIT "A"
Legal Description
(continued)

Quarter of the Southeast Quarter of Section 11, Township 34 North, Range 3 East of the Willamette Meridian;
Thence North 354.38 feet;
Thence West 163.6 feet;
Thence South 354.57 feet;
Thence East to the point of beginning.

PARCEL C:

An easement for ingress, egress, and utilities over and across the East 20 feet of the following described tract:

Beginning at a point 30 feet North and 331.52 feet West of the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 11, Township 34 North, Range 3 East of the Willamette Meridian;
Thence North 354.38 feet;
Thence West 163.6 feet;
Thence South 354.57 feet;
Thence East to the point of beginning.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the West 15 feet of the following described property:

Beginning at a point 235.0 feet North and 30.0 feet West of the Southeast corner of Section 11, Township 34 North, Range 3 East of the Willamette Meridian;
Thence North 149.0 feet;
Thence North 89°10' West, 301.4 feet;
Thence South 149.0 feet;
Thence South 89°10' East, 301.4 feet to the place of beginning;

EXCEPT the East 199.00 feet thereof.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the South 20 feet of the West 20 feet of that certain tract of land labeled parcel B on deed dated August 15, 1985 and recorded September 9, 1985, as Auditor's File No. 8509090049.

ALL situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 5, 1939
Auditor's No(s): 314712, records of Skagit County, Washington
In favor of: Skagit Valley Packing Corporation
For: To build, maintain and operate for the period of 50 years from the date hereof, a pipeline
Affects: Said premises
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 31, 1946
Auditor's No(s): 392410, records of Skagit County, Washington
In favor of: Walter A. Hall
For: Drainage Purposes
Affects: Westerly 33 feet of Parcel A

Said instrument also provides in part as follows:

In the event said drainage line shall be unused for a period of five years, then this easement shall cease and determine.
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 25, 1985
Auditor's No(s): 8506250030, records of Skagit County, Washington
For: Ingress, egress and utilities
Affects: Parcel B and other lands
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 31, 1985
Auditor's No(s): 8507310063, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The South 20 feet of the West 121.42 feet of the East 186.42 feet
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 31, 1985
Auditor's No(s): 8507310064, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of said premises
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 11, 1986
Auditor's No(s): 8607110079, records of Skagit County, Washington

EXHIBIT "B"

Exceptions
(continued)

- In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: A portion of said premises
7. Agreement, including the terms and conditions thereof; entered into;
 By: Skagit County
 And Between: Pam Saunders
 Recorded: August 26, 1986
 Auditor's No.: 8608260008, records of Skagit County, Washington
 Providing: Special use permit to allow placement of temporary mobile home
8. Agreement, including the terms and conditions thereof; entered into;
 By and Between: Elwood Randall, Pearl Randall, Michael Gau, Eileen Gau, Larry Saunders, and Pamela Saunders
 Recorded: January 22, 1987
 Auditor's No.: 8701220059, records of Skagit County, Washington
 Providing: Private maintenance of private road
9. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
- Recording Date: January 26, 2006
 Recording No.: 200601260186
 Matters shown: Possible encroachment of a fence onto the property to the West by varying amounts
10. Drainage System Easement including the terms, covenants and provisions thereof
- Recording Date: April 18, 2012
 Recording No.: 201204180054
11. City, county or local improvement district assessments, if any.