

AFTER RECORDING MAIL TO:

Larry Dunning
P.O. Box 191
Marblemount, WA 98267



201807060072

07/06/2018 03:00 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-165302-OE ✓

*Land
Title*

Statutory Warranty Deed

THE GRANTORS ROBERT C. HUBERT and PAMELA K. HUBERT, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to LARRY DUNNING, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn Gov. Lot 1, 14-35-10 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. 01-165302-OE.

Tax Parcel Number(s): 351014-0-003-0008, P45310

Dated July 5, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182966

JUL 06 2018

Amount Paid \$ *5879.00*
Skagit Co. Treasurer
By *B1* Deputy

Robert C. Hubert
Robert C. Hubert

Pamela K. Hubert
Pamela Hubert

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Robert C. Hubert and Pamela Hubert** 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: July 5, 2018

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

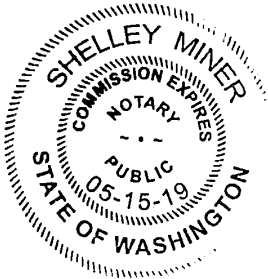


EXHIBIT A

DESCRIPTION:

The North 110 feet of the South $\frac{1}{2}$ of that portion of Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at a point on the East line of said Section 14, which is 40 rods South of the East $\frac{1}{4}$ corner of said Section 14;
thence West to Skagit River;
thence in a Southwesterly direction along Skagit River to the South boundary line of said Government Lot 1;
thence East along the South line of said Government Lot 1 to the Southeasterly corner thereof;
thence North to the point of beginning;

EXCEPT that parcel described as follows:

Beginning at the Southeast corner of the North 110 feet of the South $\frac{1}{2}$ of that portion of Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at a point on the East line of said Section 14, which is 40 rods South of the East $\frac{1}{4}$ corner of said Section 14;
thence West to Skagit River;
thence in a Southwesterly direction along Skagit River to the South boundary line of said Government Lot 1;
thence East along the South line of said Government Lot 1 to the Southeasterly corner thereof;
thence North to the point of beginning;
thence Westerly along the South line of the above described North 110 feet of the South $\frac{1}{2}$ of that portion of Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., 335 feet to the true point of beginning;
thence North parallel to the East line of said Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., 40 feet;
thence Westerly parallel with the South line of the above described North 110 feet of the South $\frac{1}{2}$ of that portion of Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., 75 feet;
thence South parallel to the East line of said Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., 40 feet to the South line of the above described North 110 feet of the South $\frac{1}{2}$ of that portion of Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M.;
thence Easterly along the said South line, 75 feet, plus or minus, to the true point of beginning.

TOGETHER WITH that parcel described as follows:

Beginning at the Southeast corner of the North 110 feet of the South $\frac{1}{2}$ of that portion of Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., described as follows:

-continued-

DESCRIPTION CONTINUED:

Beginning at a point on the East line of said Section 14, which is 40 rods South of the East $\frac{1}{4}$ corner of said Section 14;
thence West to Skagit River;
thence in a Southwesterly direction along Skagit River to the South boundary line of said Government Lot 1;
thence East along the South line of said Government Lot 1 to the Southeasterly corner thereof;
thence North to the point of beginning;
thence Westerly along the South line of the above described North 110 feet of the South $\frac{1}{2}$ of that portion of Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., 165 feet;
thence South parallel to the East line of said Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., 110 feet, more or less, to the South line of that parcel described at Exhibit A, as Parcel A, of that deed conveying title to Gary A. Dschaak recorded under Skagit County Auditor's File No. 200504220101;
thence Easterly parallel with the South line of the above described North 110 feet of the South $\frac{1}{2}$ of that portion of Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., to the East line of Government Lot 1, 165 feet, more or less;
thence North along the East line of said Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., to the point of beginning.

Situate in the County of Skagit, State of Washington.