

201807110062

07/11/2018 11:35 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:

Carolyn Henry
14365 Jura Drive
Anacortes, WA 98221

5^①

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 500073448

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183018
JUL 11 2018

Amount Paid \$ 15,936.00
Skagit Co. Treasurer
By *mlm* Deputy

CHICAGO TITLE CO.
500073448

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth C Bangsund and Rebecca L Bangsund, 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 Carolyn Henry, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

Tracts 11, 12 and 13, GIBRALTER ANNEX, as per plat recorded in Volume 7 of Plats, page 9,
records of Skagit County, Washington;

EXCEPTING THEREFROM an easement over the Westerly Half thereof for a 12-foot road;

AND EXCEPT the following described tract:

Beginning at the Southwest corner of Lot 13 of said Plat;
thence South 89°56'20" East along the South line of said Lot 13, a distance of 119.37 feet to the
Westerly line of an existing 12-foot private roadway, as referred to in that certain deed executed by
Ralph Entner and Julie Entner, husband and wife, recorded June 11, 1954, under Auditor's File
No. 502662;
thence North 4°36' East along the Westerly line of said 12-foot roadway, a distance of 115.18 feet
to an angle point of said road;
thence North 1°55' West along the Westerly line of said road, a distance of 33.53 feet to the
Northerly line of Lot 11 of the Plat of Gibraltar Annex;
thence North 88°54' West along the Northerly line of said Lot 11, a distance of 93.40 feet to the
Easterly line of Jura Way;
thence South 9°11' West along the Easterly line of said Jura Way, a distance of 50.65 feet;

P73624

STATUTORY WARRANTY DEED
(continued)

thence South 14°35' West along the Easterly line of said Jura Way, a distance of 103.32 feet to the Southwest corner of Lot 13 and the point of beginning, being that portion of Lots 11, 12 and 13 of the Plat of Gibraltar Annex, lying Westerly of an existing 12-foot private roadway;

PARCEL B:

Tidelands of the second class to the line of extreme low tide, in front of, adjacent to and abutting upon said tract and lying between the Easterly extension of the Northerly and Southerly lines of said tract.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P73624 / 4110-000-013-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 6, 2018

Kenneth C Bangsund
Kenneth C Bangsund
Rebecca L. Bangsund
Rebecca L Bangsund

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kenneth C Bangsund and Rebecca L Bangsund 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 9, 2018

Susan J Earling
Name: SUSAN J. EARLING
Notary Public in and for the State of WA
Residing at: EDMONDS
My appointment expires: 4.29.21

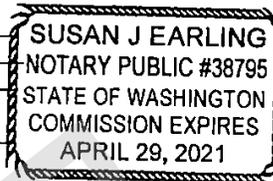


EXHIBIT "A"
Exceptions

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

2. Exceptions and reservations contained in Deed from the State of Washington whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing, and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry, including the terms, covenants and provisions thereof

Recording Number: 226978

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Ralph Entner and Julia Entner, husband and wife
Purpose: A 12-foot road
Recording Date: July 21, 1953
Recording No.: 490793
Affects: Not disclosed

4. Grant of easement including the rights and reservations contained therein, dated December 19, 1956, recorded December 19, 1956, under Auditor's File No. 545412, records of Skagit County, Washington;
Executed by: Ralph Entner, et ux.

5. Easement for 12 foot roadway for ingress and egress granted to Gertrude M. Wold by instrument dated December 19, 1956, recorded January 23, 1957, under Auditor's File No. 546760, records of Skagit County, Washington.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent property owners
Purpose: Underground utility mains and/or utility lines, together with full right of ingress and egress for pedestrians, vehicles and equipment
Recording Date: January 25, 1991
Recording No.: 9101250027
Affects: 12-feet wide as constructed over a portion of said premises and other property

EXHIBIT "A"

Exceptions
(continued)

7. Temporary Maintenance Easement to Skagit County including the terms, covenants and provisions thereof

Recording Date: March 11, 2014
Recording No.: 201403110036

8. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: June 25, 2018
Recording No.: 201806250202

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