

When recorded return to:  
Lucy Erwin Bradshaw

558 Santa Barbara Road  
Berkeley, CA 94707



201810030035

10/03/2018 11:39 AM 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.: 620035938

CHICAGO TITLE  
620035938

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Beverly J. Hughes, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Lucy Erwin Bradshaw, a married woman as her separate estate

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. G.L. 2, 26-36-2, tgw ptn tidelands adjoining

Tax Parcel Number(s): P47132/ 360226-0-025-0007, P47135/ 360226-0-028-0004, P47172/  
360226-0-058-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20184396

OCT 03 2018

Amount Paid \$ 11,486.<sup>00</sup>

Skagit Co. Treasurer  
By *nam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

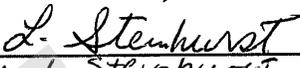
Dated: September 24, 2018

  
\_\_\_\_\_  
Beverly J. Hughes

State of Nevada  
County of Clark

I certify that I know or have satisfactory evidence that Beverly J. Hughes  
is are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 9-25-18

  
\_\_\_\_\_  
Name: L. Steinhurst  
Notary Public in and for the State of NV  
Residing at: Clark county  
My appointment expires: 5-8-21



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P47132/ 360226-0-025-0007, P47135/ 360226-0-028-0004 and P47172/  
360226-0-058-0007

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Parcel "A":

The East 135 feet of the West 250 feet of that portion of Government Lot 2, Section 26, Township 36 North, Range 2 East, Willamette Meridian, lying South of the vacated H. R. Roney County Road, EXCEPT County road along the South line thereof.

Parcel "B":

Tidelands of the Second Class lying within the East 80 feet of the West 160 feet of Government Lot 2 and lying within the boundary of the following described tract:

That portion of the following described tideland tract lying Westerly of a line running North and South and intersecting the meander line of Lot 2, Section 26, Township 36 North, Range 2 East, Willamette Meridian, at a point 250 feet West of the Northeast corner of the West 1/2 of Lot 2 in Section 26, Township 36 North, Range 2 East, Willamette Meridian.

Commencing at a point 1 chain North of the meander corner between Sections 25 and 26; thence North 2° 37' West, 10.70 chains; thence North 85° 53' West, 26.17 chains; thence North 2° 37' West, 15.30 chains; thence South 72° 49' West, 7.95 chains; thence South 53° 7' West, 27.71 chains; thence South 2° 37' East, 11.40 chains; thence North 87° 23' East, 56.6 chains to the point of beginning.

Parcel "C":

The East 80 feet of the West 160 feet of that part of Government Lot 2, Section 26, Township 36 North, Range 2 East, Willamette Meridian, lying North of the centerline of vacated H. R. Roney Road.

The above described Parcels A & C being together with that portion of vacated Roney Road that revert by operation of law.

All situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Agreement and Easement for Segregation and Private Road including the terms, covenants and provisions thereof

Recording Date: July 13, 1950  
Recording No.: 448231

2. Mound Fill System Installation and the terms and conditions thereof;

Recording Date: October 14, 1988  
Recording No.: 8810140031

3. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Walter E. Mercer and Anne L. Mercer  
Recording Date: June 8, 1965  
Recording No.: 667240

4. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: November 10, 1942  
Recording No.: 357411

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

Granted to: Puget Sound Power & Light Company  
Purpose: Underground electric transmission and/or distribution system  
Recording Date: November 19, 1993  
Recording No.: 9311190151

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 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.

**EXHIBIT "B"**

**Exceptions  
(continued)**

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Samish Farms Water Association.