BILLI BYYTA PAROSAH TOSAH ABPORALYAK DAHAL PAHAL YARGABIYA (K. 1881 III) 201810240002

When recorded return to: Robert F. Cushen 12185 State Route 9 Sedro Woolley, WA 98284

Recorded at the request of: Guardian Northwest Title File Number: 116748

10/24/2018 10:43 AM Pages: 1 of 4 Fees: \$102.00 Skagit County Auditor

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Michael Hubschmitt, Melissa Larson, Marci Slickers, and Marta Scoggin, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert F. Cushen, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Section 1, Township 34 North, Range 4 East; Ptn. Gov't Lot 2 (aka Tract 3 SP 48-

For Full Legal See Attached Exhibit "A"

Date:

10/19/2018

NOTARY PUBLIC COMM. EXPIRES
JAN 19, 2022

JAN 19, 2022

TOGETHER WITH A 1975/1976 Gibraltor Mobile Home, Serial No. 1851.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
20184709 Tax Parcel Number(s): P23277, 340401-0-008-0221 OCT 24 2018 Amount Paid \$ 2265.60 October 19,2018 Skagit Co. Treasurer Deputy Marta Scoggin by Me kers by Melissa Larson Attorney in Fact STATE OF Washington COUNTY OF Island SS: I certify that I know or have satisfactory evidence that Melissa Larson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Printed Name:

Residing at

Notary Public In and for the State of

My appointment expires: 01/19 | 2027

Stanwood WA

Washington

Order No:

STATE OF WASHINGTON COUNTY OF ISLAND

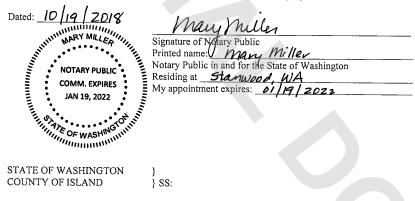
} } SS:

I certify that I know or have satisfactory evidence the MELISSA LARSON as attorney-in-fact for MICHAEL HUBSCHMITT is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

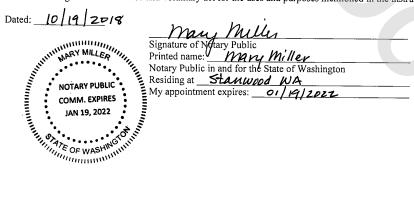


STATE OF WASHINGTON COUNTY OF ISLAND } SS:

I certify that I know or have satisfactory evidence the MELISSA LARSON as attorney-in-fact for MARCI SLICKERS is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.



I certify that I know or have satisfactory evidence the MELISSA LARSON as attorney-in-fact for MARTA SCOGGIN is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.



Order No:

EXHIBIT A

That portion of Government Lot 2 of Section 1, Township 34 North, Range 4 East W.M., described as follows:

Beginning at the intersection of the North line of County Road No. 43, "Old Day Creek Road", as conveyed to Skagit County by Deed recorded October 27, 1965, under Auditor's File No. 673675, and the Easterly line of State Highway No. 9; thence North 0 deg. 02'18" West along the said Easterly line of State Highway No. 9, a distance of 248.92 feet to the true point of beginning; thence South 89 deg. 26' East, a distance of 163.51 feet to the Westerly line of Northern Pacific Railroad Company right of way; thence North 5 deg. 35'25" West along said West line, a distance of 99.70 feet to the P.C. of a curve to the left, at which point the center of said curve bears South 84 deg. 24'35" West; thence Northwesterly along said curve having a radius of 5679.58 feet, through a central angle of 0 deg. 24'07", an arc distance of 39.84 feet; thence North 89 deg. 26' West, a distance of 150.59 feet to the said Easterly line of State Highway No. 9; thence South 0 deg. 20'18" East along said Easterly line, a distance of 138.75 feet to the true point of beginning. (Said tract also known as Tract 3 of Short Plat No. 48-75, approved October 29, 1975 and recorded November 3, 1975, in Volume 1 of Short Plats, page 77, under Auditor's File No. 825700, records of Skagit County, Washington.)

Exhibit B

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 48-75 Recorded: November 3, 1975

Auditor's No.: 825700

B. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Burlington Northern Railroad Company

Recorded: December 21, 1988 Auditor's No.: 8812210041

C. Provisions and matters regarding a boundary line adjustment set forth on document recorded June 26, 1990 under Auditor's File No. 9006260016.

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

 Name:
 Short Plat 97-0016

 Recorded:
 April 5, 2000

 Auditor's No.:
 200004050059