



201810240002

10/24/2018 10:43 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County AuditorWhen recorded return to:  
Robert F. Cushen  
12185 State Route 9  
Sedro Woolley, WA 98284Recorded at the request of:  
Guardian Northwest Title  
File Number: 116748

## Statutory Warranty Deed

116748  
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 48-75)

For Full Legal See Attached Exhibit "A"

TOGETHER WITH A 1975/1976 Gibraltar 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" attached hereto.

Tax Parcel Number(s): P23277, 340401-0-008-0221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX20184709  
OCT 24 2018Dated October 19, 2018Amount Paid \$ 2265.60  
Skagit Co. Treasurer  
By Melissa Larson DeputyMichael Hubschmitt  
Michael Hubschmitt by Melissa Larson Attorney in Fact  
by Melissa Larson Attorney in FactMelissa Larson  
Melissa LarsonMarci Slickers  
Marci Slickers by Melissa Larson Attorney in Fact  
by Melissa Larson Attorney in FactMarta Scoggin  
Marta Scoggin by Melissa Larson Attorney in Fact  
by Melissa Larson Attorney in FactSTATE 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.

Date: 10/19/2018Mary Miller  
Printed Name: Mary Miller  
Notary Public in and for the State of Washington  
Residing at Stanwood WA  
My appointment expires: 01/19/2022

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.

Dated: 10/19/2018

Mary Miller  
Signature of Notary Public  
Printed name: Mary Miller  
Notary Public in and for the State of Washington  
Residing at Stanwood, WA  
My appointment expires: 01/19/2022

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.

Dated: 10/19/2018

Mary Miller  
Signature of Notary Public  
Printed name: Mary Miller  
Notary Public in and for the State of Washington  
Residing at Stanwood, WA  
My appointment expires: 01/19/2022

STATE OF WASHINGTON }  
COUNTY OF ISLAND } SS:

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.

Dated: 10/19/2018

Mary Miller  
Signature of Notary Public  
Printed name: Mary Miller  
Notary Public in and for the State of Washington  
Residing at Stanwood WA  
My appointment expires: 01/19/2022

**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