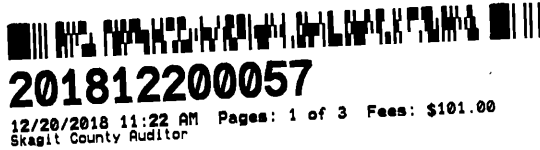


AFTER RECORDING MAIL TO:
Keith and Vanya
17231 Barrell Springs Lane
Bellingham, WA 98229



Filed for Record at Request of
Galvin Realty Law Group
Escrow Number: S18-00417-AK

CHICAGO TITLE
620036630

Statutory Warranty Deed

Grantor(s): Robert Manly and Alexandra Manly
Grantee(s): Keith Stier-Van Essen and Vanya Stier-Van Essen
Abbreviated Legal:
PTN NW SW, 12-36-03

Assessor's Tax Parcel Number(s): P47816 / 360312-3-004-0209

THE GRANTOR Robert Manly and Alexandra Manly, his spouse on February 2, 2018, date of acquiring title, and all times since for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Vanya Stier-Van Essen and Keith Stier-Van Essen, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Full Legal Description: See Exhibit "A" attached hereto and made a part hereof by this reference

Subject to Easements, Restrictions, Covenants, Reservations, Conditions and Agreements, if any of record and as per Exhibit "B" Attached hereto and by this reference is made a part hereof.

Dated December 11, 2018

Robert Manly

Alexandra Manly

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 20 2018

STATE OF Washington }
COUNTY OF Whatcom } SS:

Amount Paid \$ 101.00
By MH Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Robert Manly and Alexandra Manly

is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-17-18



Print Name: Doug Clark
Notary Public in and for the State of Washington
Residing at 20297 SE 20th Street, Everett, WA 98204
My appointment expires: 12-15-21

EXHIBIT A

PARCEL A:

The West Half of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 12, Township 36 North, Range 3 East of the Willamette Meridian, as measured along the Northerly and Southerly lines thereof.

PARCEL B:

An easement for access and utilities within the North Half of the Southwest Quarter of Section 12, Township 36 North, Range 3 East of the Willamette Meridian, lying 30 feet each side of the following described centerlines "A" and "B", except any portion of said easements lying within the above described main tract.

CENTERLINE "A":

Commencing at the West Quarter corner of said Section 12;
Thence South 00°55'00" West along the West line of said Section 12, a distance of 659.26 feet;
Thence South 88°56'13" East a distance of 986.14 feet to the Southwest corner of the East Half of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter, being the true point of beginning of this easement;
Thence continue South 88°56'13" East a distance of 328.71 feet to the Southeast corner of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter;
Thence North 01°04'09" East along the East line of the Northwest Quarter of the Southwest Quarter a distance of 147.54 feet;
Thence South 88°53'14" East parallel with the North line of the Southwest Quarter a distance of 1,056.51 feet to the West line of the County road, being the terminal point of said easement.

CENTERLINE "B":

Commencing at the West Quarter corner of said Section 12;
Thence South 00°55'00" West along the West line of said Section 12, a distance of 659.26 feet;
Thence South 88°56'13" East a distance of 986.14 feet to the Southwest corner of the East Half of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter, being the true point of beginning of this easement;
Thence North 88°56'13" West a distance of 28.03 feet; Thence South 13°14'39" West a distance of 411.30 feet;
Thence North 89°16'58" West a distance of 213.49 feet to the West line of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of said Section 12;
Thence North 00°59'34" East along the West line of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of said Section 12, a distance of 372.96 feet to a point which bears South 00°59'34" West from the Northwest corner of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of said Section 12;
Thence North 88°56'13" West parallel with the North line of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of said Section 12, a distance of 388.69 feet to the terminal point of said easement.

All situated in Skagit County, Washington.

EXHIBIT B

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: April 7, 1964

Auditor's No.: 648804, records of Skagit County, Washington

In favor of: Olympic Pipe Line Company, a Delaware corporation

For: A pipe line for the transportation of oil and gas and the products thereof, water, or any other fluid or substance

Note: Exact location and extent of easement is undisclosed of record.

Exceptions and reservations as contained in instrument;

Recorded: November 15, 1971

Auditor's No.: 760646, records of Skagit County,

Washington Executed By: Sarah E. Polednick, a widow

As Follows: Unto seller, all interest in oil, natural gas and minerals which may be found on or underlying the said lands

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: February 5, 1979

Auditor's No.: 813129, records of Skagit County, Washington

In favor of: Willard D. Buckner and Mabel A. Buckner, husband and wife For:

Access and utilities

Affects: That portion of the herein described main tract lying within the herein described easements

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, 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, or source of income, 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 on Survey:

Recording No: 812295