



201812270063

12/27/2018 01:25 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Dustin M. Bernson and Michelle D. Bernson

247520 Chase Rd
Sedro Woolley WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 116008

Statutory Warranty Deed

116008
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Charles D. Westfall, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dustin M. Bernson and Michelle D. Bernson, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

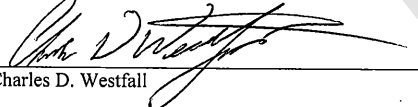
Ptn. Lot 4, Chase Acreage

For Full Legal See Attached Exhibit "A"

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): P64361, 3881-000-004-0004

Dated 12-27-18


Charles D. Westfall

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

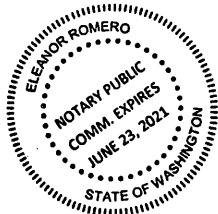
201812270063
DEC 27 2018

Amount Paid \$ 162596.00
By MA Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Charles D. Westfall, 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: 12-27-18



Eleanor Romero
Printed Name: Katie Hickok Eleanor Romero
Notary Public in and for the State of Washington
Residing at mt. vernon
My appointment expires: 4/07/2019 6/23/2021

Order No:

EXHIBIT A

All of Lot 4, CHASE ACREAGE, according to the plat thereof recorded in Volume 3 of Plats, page 64, records of Skagit County, Washington;

EXCEPT the East 240 feet thereof;

TOGETHER WITH that portion of the East 240 feet of said Lot 4 described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 5 East of the Willamette Meridian;
Thence North $01^{\circ}49'24''$ West, a distance of 645.71 feet, along the West line of said Southeast Quarter of the Northeast Quarter to a point lying North $89^{\circ}52'24''$ West from the Northwest corner of Lot 4 of said Chase Acreage;
Thence South $89^{\circ}52'24''$ East a distance of 30.00 feet to the Northwest corner of said Lot 4;
Thence South $89^{\circ}52'24''$ East, along the North line of said Lot 4, a distance of 254.98 feet to the West line of the East 240.00 feet of said Lot 4;
Thence South $01^{\circ}48'46''$ East, along the West line of said East 240.00 feet of said Lot 4, a distance of 159.54 feet to the true point of beginning;
Thence South $01^{\circ}48'46''$ East a distance of 127.94 feet;
Thence North $89^{\circ}42'04''$ East a distance of 37.61 feet;
Thence North $01^{\circ}48'46''$ West a distance of 127.66 feet;
Thence North $89^{\circ}52'24''$ West a distance of 37.61 feet to the true point of beginning;

EXCEPT from all of the above described property the following described Tracts 1 and 2;

1. Commencing at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 5 East of the Willamette Meridian;
Thence North $01^{\circ}49'24''$ West, a distance of 645.71 feet, along the West line of said Southeast Quarter of the Northeast Quarter to a point lying North $89^{\circ}52'24''$ West from the Northwest corner of Lot 4 of said Chase Acreage;
Thence South $89^{\circ}52'24''$ East a distance of 30.00 feet to the Northwest corner of said Lot 4;
Thence South $89^{\circ}52'24''$ East, along the North line of said Lot 4, a distance of 254.98 feet to the West line of the East 240.00 feet of said Lot 4 being the true point of beginning;
Thence South $01^{\circ}48'46''$ East, along the West line of said East 240.00 feet of said Lot 4 being the true point of beginning;
Thence South $01^{\circ}48'46''$ East, along the West line of said East 240.00 feet of Lot 4, a distance of 159.54 feet;

(Legal continued on next page)

Order No:

Thence North 89°52'24" West a distance of 31.00 feet;
Thence North 01°48'40" West a distance of 159.54 feet to the North line of said Lot 4;
Thence South 89°52'24" East, along the North line of said Lot 4, a distance of 31.00 feet to the true point of beginning;

2. Commencing at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 5 East of the Willamette Meridian;
Thence North 01°49'24" West, a distance of 352.38 feet, along the West line of said Southeast Quarter of the Northeast Quarter to a point lying North 89°52'24" West from the Southwest corner of Lot 4 of said Chase Acreage;
Thence South 89°52'24" East a distance of 30.00 feet to the Southwest corner of said Lot 4 being the true point of beginning;
Thence South 89°52'24" East, along said South line of Lot 4, a distance of 254.93 feet;
Thence North 01°48'46" West a distance of 10.28 feet to an existing fence line as it existed on January 1, 1992;
Thence South 89°42'04" West, along said fence line, a distance of 254.87 feet, to the West line of said Lot 4;
Thence South 01°49'24" East, along said West line of said Lot 4, a distance of 8.39 feet, to the true point of beginning.

Situated in Skagit County, Washington.

Exhibit A**EXCEPTIONS:**

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Transmission line
In Favor Of: Puget Sound Power & Light Company
Recorded: June 16, 1945
Auditor's No.: 381158
Affects: We are unable to determine the exact location of said easement.

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Transmission line
In Favor Of: Puget Sound Power & Light Co., a corporation
Recorded: July 1, 1959
Auditor's No.: 582606, Volume 303 of Deeds, page 220
Affects: A strip of land the centerline of which is described as follows:

Beginning at the 1/4 corner common to Sections 19 and 20, Township 35 North, Range 5 East W.M.; thence North 87 degrees 55' 30" West a distance of 255.3 feet to the true point of beginning;; thence North 19 degrees 43' 30" West a distance of 23.25 feet;; thence North 0 degrees 17' 30" East to the North boundary line of the above described tracts.

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Electric transmission and distribution line
In Favor Of: Puget Sound Power & Light Company
Recorded: August 6, 1962
Auditor's No.: 624743
Affects: Exact location undisclosed on the record