



201902060015

02/06/2019 10:34 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Skagit Land Trust
PO Box 1017
Mt. Vernon, WA 98273

STATUTORY WARRANTY DEED 18-1243
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Deborah Ann Abel, a single woman, 53677 State Route 20, Rockport, WA 98283,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Skagit Land Trust, a Washington Non-profit Corporation

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description:

Portions of Section 31, Township 36 North, Range 11 East, W M PTN SE

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): P51947 & 361131-4-002-0008

Dated: 1-23-19

Deborah Ann Abel
Deborah Ann Abel

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 391
FEB 06 2019

Amount Paid \$ 6,146.⁰⁰
Skagit Co. Treasurer
By m am Deputy

STATE OF WASHINGTON
COUNTY OF _____

I certify that I know or have satisfactory evidence that Deborah Ann Abel is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 23rd day of January, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01 . 19 . 2022



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 5763 Honeysuckle Lane, Marblemount, WA 98267
Tax Parcel Number(s): P51947 & 361131-4-002-0008

Property Description:

Parcel "A":

Tract "A" of that certain survey of a portion of Section 31, Township 36 North, Range 11 East, W.M., recorded August 11, 1977 under Auditor's File No. 862463 in Volume 2 of Surveys, page 45, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement 60 feet in width for road and utility purposes, over and across Tract "E" of said survey and as described and set forth in that certain "Declaration of Easement" recorded on August 10, 1977, filed under Auditor's File No. 862311, records of Skagit County, Washington.

Parcel "B":

That portion of the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 36 North, Range 11 East, W.M., lying Southeasterly of the right-of-way line of the Seattle Municipal Railway right-of-way, as condemned in Skagit County Cause No. 9510 and lying Easterly of the East line of that certain 60 foot wide easement for road and utility purposes as more particularly described in instrument recorded August 10, 1977, under Auditor's File No. 862311.

EXCEPT rights-of-way and easements heretofore acquired by the City of Seattle. Situate in the County of Skagit, State of Washington. Parcel "A":

EXHIBIT B

18-1293-EC

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Diobsud Creek, or its banks, or which may result from such change in the future.
3. Easement, affecting a portion of subject property for the purpose of United States of America including terms and provisions thereof granted to United States of America recorded August 29, 1911 as Auditor's File No. 86313.
4. 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 named survey by Rader and Leonard & Associates recorded August 11, 1977 as Auditor's File No. 862463.
5. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Kenneth C. Hunter, et al, recorded June 13, 1994 as Auditor's File No. 9406130123.
6. Agreement, affecting subject property, regarding road maintenance and the terms and provisions thereof between Robert L. Garrison, Jr. and successors recorded January 31, 1996 as Auditor's File No. 9601310108.