

When recorded return to:
Mark Fairhart and Eugenie Fairhart
6701 277th Way SE
Issaquah, WA 98027



201904190063

04/19/2019 11:27 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620036990

Escrow No.: 620036990

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard S. Maness, Jr and Abby D Maness, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration and as
part of an IRC Section 1031 tax deferred exchange
in hand paid, conveys, and warrants to Mark Fairhart and Eugenie Fairhart, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. NE SE, 1-36-3E, W.M. and Ptn. G.L. 7, 6-36-4E, W.M.

Tax Parcel Number(s): P47560 / 360301-4-003-0003, P48951 / 360406-0-009-0009, P111693 /
360406-3-010-0300,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019/4/19
APR 19 2019

Amount Paid \$ 125.00
Skagit Co. Treasurer
By *MG* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 15, 2019



Richard S. Maness, Jr

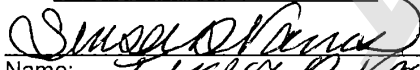


Abby D Maness

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard S. Maness, Jr and Abby Maness are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-16-19



Name: Teressa D. Maness

Notary Public in and for the State of WA

Residing at: Camano Island

My appointment expires: 5/29/19

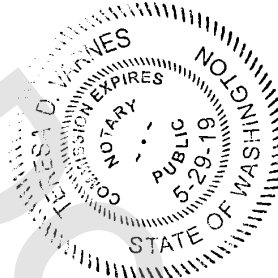


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P47560 / 360301-4-003-0003, P48951 / 360406-0-009-0009 and P111693 / 360406-3-010-0300

Parcel "A":

That portion of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying Easterly of Primary State Highway No. 1, as conveyed to the State of Washington, by Deed dated August 22, 1962, recorded September 25, 1962, under Auditor's File No. 626676, in Section 1, Township 36 North, Range 3 East W.M.;

Situated in Skagit County, Washington.

Parcel "B":

The North $\frac{1}{2}$ of Government Lot 7, Section 6, Township 36 North, Range 4 East W.M., TOGETHER WITH that portion of the South $\frac{1}{2}$ of Government Lot 7 of Section 6, Township 36 North, Range 4 East W.M., more particularly described as follows:

Beginning at the Northeast corner of said South $\frac{1}{2}$ of Government Lot 7; thence North $87^{\circ}45'26''$ West, 849.17 feet along the North line of said South $\frac{1}{2}$ of Government Lot 7 to the true point of beginning; thence continuing along said North line of Government Lot 7 North $87^{\circ}45'26''$ West, 457.63 feet; thence South $52^{\circ}48'33''$ East, 14.31 feet; thence South $38^{\circ}07'54''$ East, 37.81 feet; thence South $87^{\circ}45'26''$ East, 421.40 feet; thence North $02^{\circ}14'34''$ East, 37.00 feet to the true point of beginning; EXCEPT State Highway No. 1; ALSO EXCEPT that portion described as follows: Beginning at the Southeast corner of said North $\frac{1}{2}$ of Government Lot 7; thence North $01^{\circ}26'54''$ East along the East line of said Government Lot 7, 100 feet; thence North $87^{\circ}45'26''$ West, 140 feet; thence South $01^{\circ}26'54''$ West, 100 feet; thence South $87^{\circ}45'26''$ East, 139.9 feet to the point of beginning.

Situated in Skagit County, Washington.

Parcel "C":

An easement for ingress and egress and utilities over and across the following described portion of Government Lot 6 of Section 6, Township 36 North, Range 4 East W.M.:

Beginning at the Southwest corner of said Government Lot 6; thence East along the South line of said Government Lot 6, a distance of 36 feet; thence Northwesterly to a point on the West line of said Government Lot 6 that is 36 feet North of the point of beginning; thence South to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Trans Mountain Pipe Line Corporation
Purpose: oil pipeline
Recording Date: August 11, 1954
Recording No.: 505071
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Trans Mountain Pipe Line Corporation
Purpose: oil pipeline
Recording Date: September 16, 1954
Recording No.: 506568
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Trans Mountain Oil Corporation
Purpose: oil pipeline
Recording Date: September 16, 1954
Recording No.: 506569
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Trans Mountain Oil Pipe Line Corporation
Purpose: pipe lines
Recording Date: August 11, 1954
Recording No.: 505070
5. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington including the terms, covenants and provisions thereof :

Recording Date: September 25, 1962
Recording No.: 626676
6. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 9707080031 including the terms, covenants and provisions thereof
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "B"

Exceptions
(continued)

Granted to: Gilbert L. and Ruth Weatherby, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: June 27, 1972
Recording No.: 770269

8. City, county or local improvement district assessments, if any.
9. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: August 29, 1973 and September 10, 1974
Recording No.: 790138 and 807021

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.