

When recorded return to:  
Carolyn Pledsted  
256 River Ranch Circle  
Bayfield, CO 81122



**201904220059**

04/22/2019 11:37 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

Escrow No.: 620037524

**CHICAGO TITLE**

020037524

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Marleen Fair, a single person and Gene Moe and Janene Moe, a married couple for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Carolyn Pledsted, presumptively subject to the community property interest of a spouse/registered domestic partner, if any

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. G.L. 2, 28-36-2E, W.M.

Tax Parcel Number(s): P47305 / 360228-0-013-0009,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 1443  
APR 22 2019

Amount Paid \$ 717.00  
By *[Signature]* Skagit Co. Treasurer Deputy

# STATUTORY WARRANTY DEED (continued)

Dated: April 17, 2019

Marleen Fair  
Marleen Fair

Gene Moe

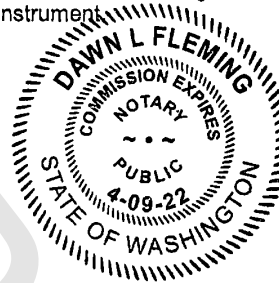
Janene Moe

State of WASHINGTON  
County of SKAGIT of Clallam

I certify that I know or have satisfactory evidence that Marleen Fair 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 this instrument.

Dated: 4-18-19

Name: DAWN L. FLEMING  
Notary Public in and for the State of Washington  
Residing at: Sequim  
My appointment expires: 4-9-2022



State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Gene Moe and Janene Moe 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: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

# STATUTORY WARRANTY DEED

(continued)

Dated: April 17, 2019

Marleen Fair

Gene Moe

Janene Moe

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Marleen Fair 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 this instrument.

Dated: \_\_\_\_\_

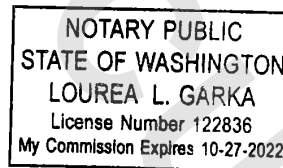
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_,  
My appointment expires: \_\_\_\_\_

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Gene Moe and Janene Moe 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: April 19, 2019

Name: Lourea L. Garka  
Notary Public in and for the State of Wa  
Residing at: Arlington  
My appointment expires: 10/27/2022



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P47305 / 360228-0-013-0009**

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That portion of Government Lot 2 of Section 28, Township 36 North, Range 2 East W.M., described as follows:

Beginning at a point 5 rods (82.5 feet) East and 12 rods (198 feet) north of a post established on the beach due West of the Quarter Section corner between Sections 27 and 28, Township 36 North, Range 2 East, W.M. (as said post is referred to in Deed recorded March 16, 1891 under Auditor's File No. 1282, in Volume 17 of Deeds, page 731, records of Skagit County, Washington.);

Thence West 15 rods (247.5 feet);

Thence North 40 degrees West, a distance of 127 feet;

Thence North 51 degrees 30' West, a distance of 154 feet;

Thence East 449.6 feet;

Thence South 193.2 feet, more or less, to the point of beginning;

EXCEPT a portion thereof lying Westerly of the Easterly line of ordinary high tide;

ALSO EXCEPT the North Half thereof, as said North Half was conveyed to P. B. Wright by Deed recorded March 16, 1891, under Auditor's File No. 1282, in Volume 17 of Deeds, page 731, records of Skagit County, Washington, said post being an impermanent monument.

Situated in Skagit County, Washington.

**EXHIBIT "B"**

## Exceptions

1. Statutory Warranty Deed including the terms, covenants and provisions thereof  
Recording Date: March 8, 1982  
Recording No.: 8203080015  
As Follows:  
"SUBJECT TO: Any question which may arise regarding the location of the post on the beach, as referred to in deed recorded March 16, 1891, under Auditor's File No. 1282, in Volume 17 of Deeds, page 731, records of Skagit County Washington, said post being an impermanent monument."
2. Easement including the terms, covenants and provisions thereof  
Recording Date: September 27, 2001  
Recording No.: 200109270110
3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. Notwithstanding Paragraph 4 of the insuring clauses of the policy or policies to be issued, the policy or policies will not insure against loss arising by reason of any lack of a right of access to and from the land.
5. Any matters arising out of questions as to the exact location of the boundaries of said premises due to legal description being monumented to an impermanent object.
6. City, county or local improvement district assessments, if any.