



201904260103

04/26/2019 03:16 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Robert Mercer and Rohanna Mercer
PO Box 191
Rockport, WA 98283

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-1458

THE GRANTOR(S) Bert L. Hartley, as his separate estate, 560 Southeast 5th Avenue, Oak Harbor, WA 98277,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Robert Mercer and Rohanna Mercer, ~~husband and wife~~
a married couple
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: Section 26, Township 35 North, Range 9 East; Ptn. Gov. Lot 1 (aka Tract A, Survey
recorded under Auditor's File No. 9305060112)

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): P44718 & 350926-0-025-0001

Dated: 4/25/19

Bert L. Hartley
Bert L. Hartley

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191532
APR 26 2019

Amount Paid \$ 3209.00
Skagit Co. Treasurer
By *BJ* Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1458-MM

Page 1 of 4

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Bert L. Hartley 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: 25th day of April, 2019

Peggy A. Land
Signature

Escrow Assistant
Title

My appointment expires: June 16, 2021

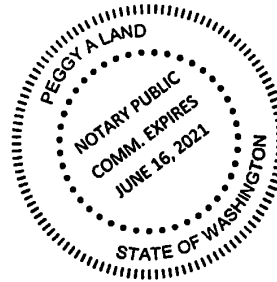


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 52925 Railroad Avenue, Rockport, WA 98283
Tax Parcel Number(s): P44718 & 350926-0-025-0001

Property Description:

Tract A of a Survey recorded May 6, 1993 in volume 14 of Surveys, page 80, under Auditor's File No. 9305060112, records of Skagit County, Washington; and being a portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M.

EXCEPT that portion described as follows:

Beginning at the Northeast corner of Tract A as shown on survey filed in Volume 14 of Surveys at page 80 under Auditor's File No. 9305060112, records of Skagit County, Washington; thence South 81 degrees 27'30" West along the North line of said Tract A, a distance of 184.81 feet; thence South 43 degrees 09'57" East, a distance of 214.06 feet to the Northerly line of Tract B as shown on said survey; thence North 46 degrees 50'03" East along said Northerly line of Tract B, a distance of 50.00 feet to the East line of said Tract A and the Northerlymost corner of Tract B; thence North 00 degrees 03'30" West along the East line of Tract A, a distance of 149.37 feet to the point of beginning of this description.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1458-MM

Page 3 of 4

EXHIBIT B

19-1458-MM

1. The right to have and take water from the streams flowing over and across Lot 1, Section 26, Township 35 North, Range 9 East, W.M., together with the rights of ingress and egress and also the right to lay pipes, build dams, reservoirs and other appliances for the purposes of stoning, conveying and using the said water, as granted to various parties by various instruments of record.
2. 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 recorded May 6, 1993 as Auditor's File No. 9305060112.
3. Lot certification, including the terms and conditions thereof, recorded February 17, 2004 as Auditor's File No. 200402170212. Reference to the record being made for full particulars. The company makes no determination as to its affects.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1458-MM

Page 4 of 4