



201908020029

08/02/2019 10:35 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Jeff J. Hughes and Janis M. Hughes
19197 Dry Slough Road

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Stephen F. Harrold and Carolyne S. Harrold, a married couple, 16068 Moore Road, Mount Vernon, WA 98273,

19-2753

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

in hand paid, conveys, and warrants to Jeff J. Hughes and Janis M. Hughes, 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: Property 1:
Por. N 1/4 of Sec. 11, Twp. 33 N., R. 3 E., W.M.

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

The attached described property will be combined or aggregated with contiguous property to the West owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by See page 3 of the Skagit County Planning Department.

Tax Parcel Number(s): P15704 & 330311-0-016-0015 & P15715 & 330311-2-002-0009 & P15629 & 330310-1-012-0002 *(COMBINED TO)*

Dated: 8.1.2019

Stephen F. Harrold
Stephen F. Harrold

Carolyn S. Harrold
Carolyn S. Harrold

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-3264

AUG 02 2019

Amount Paid \$4,277.⁰⁰

Skagit Co. Treasurer
By *ham* Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2753-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

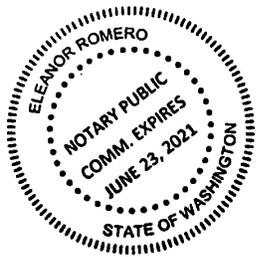
I certify that I know or have satisfactory evidence that Stephen F. Harrold and Carlyne E. Harrold is the persons who appeared before me, and said person~~s~~ acknowledged that ~~he/she~~ signed this instrument and acknowledged it to be his/~~her~~ free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 1 day of ~~July, 2019~~ August, 2019

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 16068 Moore Road, Mount Vernon, WA 98273
Tax Parcel Number(s): P15704 & 330311-0-016-0015 & P15715 & 330311-2-002-0009 & P15629 & 330310-1-012-0002

Property Description:

That portion of Government Lot 2 and the Southwest 1/4 of the Northwest 1/4 of Section 11, Township 33 North, Range 3 East, W.M., lying West of a line running North and South through the center of said Government Lot 2 and the Southwest 1/4 of the Northwest 1/4,

EXCEPT that portion more particularly described as follows:

Commencing at the Southwest corner of said Southwest 1/4 of the Northwest 1/4;
thence S 89 degrees 04'11" E along the South line of said Southwest 1/4 of the Northwest 1/4 a distance of 654.44 feet to said North-South line;
thence N 0 degrees 46'49" E along said North-South line a distance of 1501.33 feet to the point of beginning;
thence N 89 degrees 01'12" W a distance of 360.17 feet;
thence N 6 degrees 20'27" W a distance of 401.3', more or less, to the Southerly boundary of the Skagit River and the North line of said Government Lot 2;
thence Northeasterly along said Southerly boundary and North line to the intersection with said North-South line;
thence S 0 degrees 46'49" W along said North-South line a distance of 455.7', more or less, to the ^{point} of beginning.

EXCEPT dike and drainage rights-of-way;

AND EXCEPT roads.

Situate in the County of Skagit, State of Washington.

BOUNDARY ADJUSTMENT
Reviewed and approved in accordance
with Skagit County Code Chapter 14.18
Heidi Roeder
Skagit Co. Planning & Dev. Services
7/19/2019
Date

EXHIBIT B

19-2753-KH

1. 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 Skagit River, or its banks, or which may result from such change in the future.

2. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

3. 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 {name_body_water}, or its banks, or which may result from such change in the future.

4. Title notification that the subject property is adjacent to property designated Natural Resource lands by Skagit county executed by Stephen F. Harrold dated 09/19/2002, recorded 09/19/2002 as Auditor's File No. 200209190115. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

5. Regulatory notice/agreement regarding Special Flood Hazard Area that may include covenants, conditions and restrictions affecting the subject property, recorded 09/19/2002 as Auditor's File No. 200209190116 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.