


When recorded return to:
Dana Bruce Duvall
P.O. Box 703
Everett, WA 98206


201908300116
08/30/2019 11:37 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 620039246

CHICAGO TITLE
620039246

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger Parkey, Jr and Rhonda Parkey, 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 Dana Bruce Duvall, a single man

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. SW NE and SE NW, 31-34-4E, W.M.

Tax Parcel Number(s): P29276 / 340431-0-037-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-3754
AUG 30 2019

Amount Paid \$9,599.²⁰
Skagit Co. Treasurer
By *M.A.M.* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 20, 2019

Roger Parkey, Jr.
Roger Parkey, Jr

Rhonda Parkey
Rhonda Parkey

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Roger Parkey, Jr and Rhonda Parkey 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: August 18 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: June 29, 2023

JANA K QUINN
Notary Public
State of Washington
License Number 179517
My Commission Expires
June 29, 2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P29276 / 340431-0-037-0006

PARCEL "A":

That portion of the Southwest ¼ of the Northeast ¼ of Section 31, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the center of said Section 31; thence East 327.8 feet; thence North to the intersection of the Northerly line of the Britt Slough Road as conveyed to Skagit County by Deed dated July 15, 1959 and recorded August 5, 1959, under Auditor's File No. 583969 and the true point of beginning of this description; thence continue North a distance of 210.0 feet; thence West a distance of 154.0 feet to the Northeast corner of that certain tract conveyed to Earl C. Lind, a single man, by Deed dated June 17, 1968, and recorded June 18, 1968, under Auditor's File No. 714907; thence Southerly along said Easterly line to an intersection with the Northerly line of the said Britt Slough Road; thence Northeasterly along said Northerly line to the point of beginning.

EXCEPT right-of-way for Diking District No. 3 and Drainage District No. 23

EXCEPTING that portion lying Easterly of the following described line:

Beginning at the center of said Section 31; thence North 00°12'15" West 197.34 feet along the West line to said Northeast ¼ of the Northwesterly margin of Britt Road right-of-way as shown on that certain Record of Survey map recorded in Volume 6 of Surveys, page 104, under Auditor's File No. 8508230001, records of Skagit County, Washington; thence North 65°17'45" East 86.36 feet along said Northwesterly margin to a point of curvature in said margin; thence along the arc of said curve to the left having a radius of 1,116.03 feet, through a central angle of 9°56'11", an arc distance of 193.54 feet to the true point of beginning of said line; thence North 29°43'49" West 86.27 feet; thence North 34°16'48" West 67.61 feet; thence North 00°59'58" West 138 feet, more or less, to a point on the North line of that certain tract of land described in Warranty Deed to Earl C. Lind, a single man, dated June 17, 1968, and recorded June 18, 1968, under Auditor's File No. 714907, records of Skagit County, Washington, said point being the terminus of said line;

PARCEL "B":

That portion of the following described Tract "X" which lies Westerly of a line described as follows: Beginning at the center of said Section 31; thence North 00°12'15" West 197.34 feet along the West line of said Northeast ¼ of the Northwesterly margin of Britt Road right-of-way as shown on that certain Record of Survey map recorded in Volume 6 of Surveys, page 104, under Auditor's File No. 8508230001, records of Skagit County, Washington; thence North 65°17'45" East 86.36 feet along said Northwesterly margin to a point of curvature in said margin; thence along the arc of said curve to the left having a radius of 1,116.03 feet, through a central angle of 9°56'11", an arc distance of 193.54 feet to the true point of beginning of said line; thence North 29°43'49" West 86.27 feet; thence North 34°16'48" West 67.61 feet; thence North 00°59'58" West 138 feet, more or less, to a point on the North line of that certain tract of land described in Warranty Deed to Earl C. Lind, a single man, dated June 17, 1968, and recorded June 18, 1968, under Auditor's File No. 714907, records of Skagit County, Washington said point being the terminus of said line:

TRACT "X":

That portion of the Southwest ¼ of the Northeast ¼ and the Southeast ¼ of the Northwest ¼ of Section 31, Township 34 North, Range 4 East, W.M., described as follows:

EXHIBIT "A"
Legal Description
(continued)

Beginning at the center of said Section 31; thence East 327.8 feet; thence North to a point that is 210.0 feet North of the North line of the Britt Slough Road as conveyed to Skagit County by deed dated July 15, 1959 and recorded August 5, 1959, under Auditor's File No. 583969; thence West a distance of 154.0 feet to the true point of beginning of this description; thence from said true point of beginning continue West to the East line of the West 11 acres of the East three-fourths of the East ¼ of said Southeast ¼ of the Northwest ¼; thence South along said East line to the North line of the Britt Slough Road as conveyed to Skagit County by deed recorded under Auditor's File No. 583969; thence Northeasterly along the North line of said County road right-of-way to a point South of the true point of beginning; thence North to the true point of beginning.

Situate in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Reciprocal easements, for the purpose(s) shown below and rights incidental thereto as created by the following documents:

Document:	Boundary Line Adjustment Quit Claim Deed
Executed by:	Earl Clayton Lind and Arthur T. Cisneros, Jr., and Melissa Bellos Cisneros
Purpose:	Ingress, egress and utilities
Recording Date:	September 16, 1998
Recording No.:	9809160108 and 9809160109
Affects:	Portion of said premises and other property

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

Granted to:	Drainage
Purpose:	Drainage easement for storm water discharge and related purposes
Recording Date:	November 4, 2011
Recording No.:	201111040058
Affects:	Portion of said premises

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. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date:	April 17, 2013
Recording No.:	201304170043

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.