

After recording please return to:
Benner-Rothboeck
1008 5th Street
Anacortes, Washington 98221



201910010040

10/01/2019 11:25 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20194283
OCT 01 2019

Amount Paid \$1963.00
Skagit Co. Treasurer
By *BJ* Deputy

STATUTORY WARRANTY DEED

GRANTOR:	TAMARA J. SWANSON-TOYAMA, a single woman.
GRANTEES:	BRUCE AND SUZANNE HEDLUND, husband and wife, and BRIAN AND LISA HEDLUND, husband and wife.
Abbreviated Legal:	CU F&A #94 AF#830064 1977, CU F&A #515 AF#761600 1973 & CU F&A #513 AF#761334 1973 TRNSF AF#813341: DR 15: THOSE PORTIONS OF BOTH GOVERNMENT LOTS 3 & 4, SECTION 25, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LYING NORTHERLY OF 'LITTLE SLOUGH' EXCEPT DIKE AND DRAINAGE DISTRICTS EXCEPT THE EAST 749.42 FEET OF THE NORTH 930 FEET OF GOVERNMENT LOT 3; AND CU F&A #94 AF#830064 1977 & CU F&A #513 AF#761334 1973 TRNSF AF#813341: DR 15: THE EAST 749.42 FEET OF THE NORTH 930 FEET OF GOVERNMENT LOT 3, SECTION 25, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.
Parcel Numbers:	P20719 and P116983
XrefID:	340225-0-006-0003 and 340225-0-006-0100

The Grantor TAMARA J. SWANSON-TOYAMA, a single woman residing in Skagit County, Washington, for and in consideration of one-hundred ten-thousand dollars (\$110,000) in hand paid, conveys and warrants to BRUCE AND SUZANNE HEDLUND, husband and wife, and BRIAN AND LISA HEDLUND, husband and wife, all her interest (an undivided twenty-five percent (25%)) in the following described real estate:

Parcel "A":

The East 749.42 feet of the North 930 feet of Lot 3, Section 25, Township 34 North, Range 2 East of the Willamette Meridian.

Parcel "B":

Those portions of both Government Lots 3 and 4 of Section 25, Township 34 North, Range 2 East, W.M. lying Northerly of Center of "Little Slough."

EXCEPT the East 749.42 feet of the North 930 feet of said Government Lot 3;

ALSO EXCEPT those portions thereof, if any, lying within diking or drainage district rights-of-way.

Parcel "C":

A 20 foot wide non-exclusive easement for ingress and egress, the centerline of which is described below and runs across portions of Section 30,

Township 34 North, Range 3 East, W.M. and of Section 25, Township 34 North, Range 2 East of W.M. Beginning at the intersection of the West right-of-way line of the Flats County Road with the South line of the North 140 feet of Government Lot 6 of said Section 30; thence West parallel with the said South line of Government Lot 6, a distance of 238 feet, more or less, to the centerline of an existing private roadway which runs North near and roughly parallel with the East line of a barn existing on March 16, 1990; thence North along the centerline of said existing private roadway a distance of 239 feet, more or less, to the intersection with the centerline of an East/West private roadway existing on March 16, 1990; thence Westerly along the center line of said East/West private roadway as it runs Westerly to "Little Slough"; thence continuing Westerly (the centerline being 10 feet Northerly from and following the Northerly shoreline of "Little Slough") to a point on a line which lies parallel with and 20 feet West of the East line of Government Lot 3 of said Section 25.

Parcel "C" is appurtenant to Parcels "A", "B" and other property.

TOGETHER WITH any interest in the tidelands abutting on said Government Lot 3.

SUBJECT TO:

1. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of "farm roads" and "ingress and egress", in favor of Anton Vernon Swanson and others reference therein, recorded 02/14/1992 as Auditor's File No. 9202140047.
2. The rights-of-way, if any, of unnamed Diking and Drainage as mentioned on Auditor's File No. 9202140047 and other places of record.
3. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of ingress and egress, in favor of properties to the North of the subject property, recorded 09/18/1990 as Auditor's File No. 9009180078.
4. 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 named Boundary Survey recorded 09/09/2011 as Auditor's File No. 201109090051. Said survey shows portions of Parcel "B" and "C" lying within Skagit County Dike, Drainage and Irrigation Improvement District No. 12 but is not detailed enough to confirm a dike on the Northwesterly boundary of Parcel "B".
5. Question of the exact location of the Westerly end of Parcel "C" by virtue of its legal being tied to the Northerly line of Little Slough which line is not a permanent line.
6. 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 Little Slough and Swinomish Slough, or its banks, or which may result from such change in the future.
7. This property may be designated or may be within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be

inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Situated in the County of Skagit, State of Washington.

Dated this 27 day of September 2019.

Tamara J. Swanson-Toyama
Tamara J. Swanson-Toyama

State of Washington)
)
County of Skagit) ss.

I certify that I know or have satisfactory evidence that Tamara J. Swanson-Toyama 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 the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 27th day of September 2019.

Justin Rothboeck

Justin Rothboeck
Notary Public in and for the State of Washington.
Residing at Anacortes, Washington.
My appointment expires November 9, 2022.

