



201910070167

10/07/2019 01:37 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Shawna R. Beierle
12362 North Front Street
Clear Lake, WA 98235

STATUTORY WARRANTY DEED 19-2524
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Dennis Proctor and Peggy Proctor, husband and wife, P.O. Box 144, Tonasket, WA 98855,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Shawna R. Beierle, a single woman

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: TR B, SP 41-75, together with adjacent railroad right of way

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): P23372 & 340401-0-078-0028

Dated: 10-3-2019

Dennis Proctor
Dennis Proctor

Peggy Proctor
Peggy Proctor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-4361

OCT 07 2019

Amount Paid \$ 2,675.⁰⁰
Skagit Co. Treasurer
By Heam Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2524-MM

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Dennis Proctor and Peggy Proctor 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: 3rd day of October, 2019

Sonia Ross
Signature

Notary
Title



My appointment expires: OCT. 28, 2021

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 12362 North Front Street, Clear Lake, WA 98235
Tax Parcel Number(s): P23372 & 340401-0-078-0028

Property Description:

Tract B of that certain Short Plat 41-75 approved September 23, 1975 and recorded in Volume 1 of Short Plats, page 66, under Auditor's File No. 824201, records of Skagit County, Washington; being a portion of Government Lot 6 of Section 1, Township 34 North, Range 4 East, W.M.

TOGETHER WITH that portion of the adjacent railroad right of way as described in the Quitclaim Deed Executed by Salmon Bay Sand & Gravel Co., a Washington Corporation, recorded June 26, 1990 under Auditor's File No. 9006260011, official public records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2524-MM

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EXHIBIT B

19-2524-MM

1. Easement, affecting a portion of subject property for the purpose of Underground water pipes and water mains including terms and provisions thereof granted to Clear Lake Water Corporation, a Washington Corporation recorded March 4, 1940 as Auditor's File No. 322474
2. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of pipeline, in favor of Public Utility District No. 1, recorded August 1, 1946 as Auditor's File No. 394566.
3. Reservations contained in deed from the State of Washington, recorded under Auditor's File No. 9006260011, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
4. Reservations, provisions and/or exceptions contained in instrument executed by Salmon Bay Sand & Gravel Co., a Washington Corporation, recorded June 26, 1990 as Auditor's File No. 9006260011.