



201911060091

11/06/2019 01:28 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Terry Wood and Cynthia Wood
PO Box 321
East Sound, WA 98245

STATUTORY WARRANTY DEED

19-3654

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) John A. Summers and Arlene M. Summers, husband and wife, 1300 O Avenue, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Terry Wood and Cynthia Wood, husband and wife

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: Portions of Lots 1,2 and 4 Summer's Ridgge

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): P82410 & 4437-000-002-0003

Dated: ~~October~~ ^{November} 5, 2019

John A. Summers
John A. Summers

Arlene M. Summers
Arlene M. Summers

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-4883
NOV 06 2019

Amount Paid \$ 2,176.⁶⁰
Skagit Co. Treasurer
By *M.M.M.* Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that John A. Summers and Arlene M. Summers 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: 5 day of November, 2019

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020

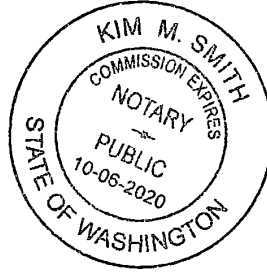


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2 Summers Lane, Mount Vernon, WA 98273
Tax Parcel Number(s): P82410 & 4437-000-002-0003

Property Description:

Lot 2 of the Plat of Summers Ridge, according to plat recorded in Volume 13 of Plats, page 39, records of Skagit County, under Auditor's File No. 8106100001, and lying in Section 9, Township 33 North, Range 3 East, W.M.

EXCEPT that portion of Lot Two (2), Plat of Summers Ridge, as per plat recorded in Volume 13 of Plats, page 39, lying South of the following described line:

Beginning at a point on the West line of Lot 4, Plat of Summers Ridge, that lies North $0^{\circ}36'58''$ East a distance of 484.80 feet from the Southwest corner of said lot; thence East a distance of 200 feet, more or less, to a point on the Easterly line of Lot 2 in said plat, that lies North $0^{\circ}36'58''$ East a distance of 54.68 feet from the corner common to Lots 2, 3 and 4 in said plat and the terminus of the line description.

EXCEPT that portion of the Northeast Quarter of Section 9, Township 33 N., Range 3 E., W.M., and of the Northwest Quarter of Section 10, Township 33 N., Range 3 E., W.M., being also a part of Lot 2 of the Plat of Summers Ridge as recorded in Volume 13 of Plats at page 39, as Auditor's File No. 8106100001, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the south line of Lot 1 of said plat with the easterly line of the 10' Private Utility Easement for Lot 4 as shown on said plat, said point of beginning being also on the northerly line of the easterly portion of Lot 2 of said plat;

thence N $76^{\circ}19'43''$ E along the northerly line of the easterly portion of said Lot 2, a distance of 642.53 feet to the angle point in said northerly line as shown on said plat;

thence S $89^{\circ}29'42''$ E along said northerly line, a distance of 169.00 feet to the northeasterly corner thereof;

thence S $23^{\circ}08'39''$ W along the easterly lone of said Lot 2, a distance of 28.10 feet;

thence S $80^{\circ}57'16''$ W, a distance of 792.14 feet to the point of beginning of this description.

EXCEPT that portion of the part of Lot 2 lying between Old Chilberg Road and Summers Drive as shown on said plat which lies easterly of the following described line:

Commencing at the intersection of the west line of Lot 1 with the south line of the Old Chilberg Road as shown on said Plat;

thence N $73^{\circ}29'06''$ E along the south line of the Old Chilberg Road, a distance of 83.74 feet to the west line of the 10' Private Utility Easement for Lot 4 as shown on said plat;

thence N $17^{\circ}23'19''$ W, a distance of 33 feet to the northerly line of Old Chilberg Road and the initial point of this line description;

thence N $17^{\circ}23'19''$ W, a distance of 22.27 feet to the southerly line of Summers Drive and the terminal point of the line description.

TOGETHER with that portion of Lot Four (4), Plat of Summers Ridge, as per plat recorded in Volume 13 of Plats, page 39, lying Northerly of the following described line:

Statutory Warranty Deed
LPB 10-05

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Beginning at a point on the West line of Lot 4, Plat of Summers Ridge, that lies North $0^{\circ}36'58''$ East a distance of 484.80 feet from the Southwest corner of said lot; thence East a distance of 200 feet, more or less, to a point on the Easterly line of Lot 2 in said plat, that lies North $0^{\circ}36'58''$ East a distance of 54.68 feet from the corner common to Lots 2, 3 and 4 in said plat and the terminus of the line description.

TOGETHER with that portion of the northeast quarter of Section 9, Township 33 N. Range 3 E. W.M., being also a part of Lot 1 of the Plat of Summers Ridge as recorded in Volume 13 of Plats at Page 39, as Auditor's File No. 8106100001, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the west line of said Lot 1 and the south line of the Old Chilberg Road as shown on said Plat;

Thence N $73^{\circ}29'06''$ E along the south line of the Old Chilberg Road, a distance of 83.74 feet to the west line of the 10' Private Utility Easement for Lot 4 as shown on said plat;

thence S $17^{\circ}23'19''$ E along the west line of said utility easement, a distance of 88.64 feet;

thence S $07^{\circ}39'09''$ E along the west line of said utility easement, a distance of 156.27 feet to the south line of said Lot 1; thence N $89^{\circ}23'02''$ W along the south line of said Lot 1, a distance of 129.90 feet to the southwest corner thereof;

thence N $0^{\circ}36'58''$ E along the west line of said Lot 1, a distance of 214.29 feet to the point of beginning of the description. TOGETHER with a non-exclusive easement for ingress, egress and utilities over, under and through a portion of Lot 2, 3, and 4 of said plat. Said easement is 25 feet in width and lies 12.5 feet on each side of the following described center line: Commencing at the point on the southerly line of Lot 1 which is also on the easterly line of the 30-ft. access and utility easement for Lot 3, all as shown on said plat of Summers Ridge;

thence North $89^{\circ}23'02''$ West, along the south line of Lot 1, a distance of 15.16 feet, to the centerline of said 30-foot easement;

thence South $7^{\circ}39'09''$ East along the 30-foot easement centerline, 5.04 feet;

thence South $29^{\circ}13'45''$ East along the 30-foot easement centerline, 14.06 feet to the point of beginning of this centerline description;

thence South $19^{\circ}14'10''$ West a distance of 80.88 feet to the point of curvature of a curve to the right having a radius of 85 feet;

thence along said curve 37.20 feet and through a central angle of $25^{\circ}04'33''$ to its point of tangency;

thence South $44^{\circ}18'43''$ West a distance of 25.47 feet to the point of curvature of a curve to the left having a radius of 50 feet;

thence along said curve 41.44 feet and through a central angle of $47^{\circ}29'30''$ to a point of reverse curvature with a curve to the right having a radius of 50 feet;

thence along said curve 71.37 feet and through a central angle of $81^{\circ}47'05''$ to its point of tangency;

thence South $78^{\circ}36'18''$ West a distance of 55.86 feet to the terminal point of this centerline description.

TOGETHER with a non-exclusive easement over Lots One (1) and Two (2) of said plat of Summers Ridge, as described and shown upon said plat, for the same purposes of ingress, egress and utilities and reference on the plat as a private access an utility easement for Lot Three (3).

Statutory Warranty Deed
LPB 10-05

EXHIBIT B

19-3654-MM

1. 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 Short Plat No. 89-78 recorded 10/13/1978 as Auditor's File No. 890003.
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 named Plat of Summers Ridge recorded 06/10/1981 as Auditor's File No. 8106100001.
3. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Mark D. Summers recorded 9/18/1979 as Auditor's File No. 7909180010
4. 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 North Fork Skagit River, or its banks, or which may result from such change in the future.
5. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Nancy Carney recorded 10/18/2019 as Auditor's File No. 201910180059