



20191150057

11/15/2019 10:47 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

William B. Brugman
761 Helena Ct
Fort Collins, CO 80524

STATUTORY WARRANTY DEED

19-3444

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Jerry L. Hemme and Janet M. Hemme, Trustees of The Hemme Trust, dated December 19, 1989, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to William B. Brugman and Linda G. Kinsel, 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: Section 36, Township 35 North, Range 1 East - NE NE

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): P32631 & 350136-1-001-0201

Dated: November 12, 2019

The Hemme Trust

By: Jerry L. Hemme TRUSTEE
Jerry L. Hemme, Trustee

By: Janet M. Hemme
Janet M. Hemme, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-4998
NOV 15 2019

Amount Paid \$ 14,845.75
Skagit Co. Treasurer
By cmam Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF ISLAND

I certify that I know or have satisfactory evidence that Jerry L. Hemme and Janet M. Hemme are the persons who appeared before me, and said persons acknowledged that they are authorized to sign as Trustees of the Hemme Trust and signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12th day of November, 2019

Sarah G. Johnson
Signature

Notary
Title

My appointment expires: 6-8-23

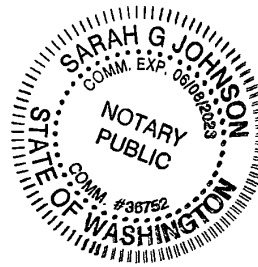


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 11196 O Avenue, Anacortes, WA 98221
Tax Parcel Number(s): P32631 & 350136-1-001-0201

Property Description:

Parcel A:

That portion of the Northeast Quarter of the Northeast Quarter of Section 36, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point 825 feet South of the Northeast corner of said Northeast Quarter of the Northeast Quarter;
Thence South 495 feet;
Thence West 435 feet to the true point of beginning;
Thence West 225 feet to the Southeast corner of that certain tract of land labeled Parcel "B" as conveyed to the Four J's Company, a limited partnership, by deed dated August 9, 1979 and recorded August 13, 1979, under Auditor's File No. 7908130017, records of Skagit County, Washington;
Thence North 330 feet along the East line of said Parcel "B" to the Northeast corner thereof;
Thence West 330 feet along the North line of said Parcel "B" to the Northwest corner thereof;
Thence North 165 feet;
Thence East to the Northeast corner of that certain tract conveyed to James R. Haddon by deed dated February 17, 1981 and recorded February 23, 1981, under Auditor's File No. 8102230021, records of Skagit County, Washington;
Thence South along the East line of said Haddon Tract to the Southeast corner thereof;
Thence South to the true point of beginning;

EXCEPT that portion thereof, if any, lying within the West 330 feet of said Northeast Quarter of the Northeast Quarter;

ALSO EXCEPT that portion, if any, lying Southerly of the South line of said Northeast Quarter of the Northeast Quarter;

AND ALSO EXCEPT The West one acre of the following described property:

Beginning at a point 975 feet South of the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 36, Township 35 North, Range 1 East of the Willamette Meridian;
Thence South 345 feet;
Thence West 435 feet to the Southeast corner of that certain tract previously conveyed to Fred R. Biederman and Joanne Biederman, husband and wife, by deed recorded under Auditor's File No. 8709300062, records of Skagit County, Washington;
Thence North along the East line of said Biederman tract for 352.54 feet to the South line of that certain tract previously conveyed to George Reeves and Rosann Wuebbels, husband and wife by deed recorded under Auditor's File No. 8608290050, records of Skagit County, Washington;
Thence East along the South line of aid tract for 435.6 feet to the point of beginning;
EXCEPT all that portion, if any, lying Southerly of the South line of the Northeast Quarter of the Northeast Quarter of said Section 36.

Situated in Skagit County, Washington

Parcel B:

A non-exclusive easement for ingress, egress and utilities over and across the South 25 feet of the following

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3444-SJ

described portion of the Northeast Quarter of the Northeast Quarter of Section 36, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point 825 feet South of the Northeast corner of said Northeast Quarter of the Northeast Quarter;
Thence South 495 feet;
Thence West 990 feet;
Thence North 495 feet;
Thence East 990 feet to the point of beginning,

EXCEPT that portion, if any, lying Southerly of the South line of said Northeast Quarter of the Northeast Quarter;

ALSO EXCEPT the West 330 feet thereof;

AND ALSO EXCEPT the East 25 feet thereof as conveyed to Skagit County for road purposes by deed dated March 29, 1972 and recorded March 24, 1972, under Auditor's File No. 768687, records of Skagit County, Washington,

AND ALSO EXCEPT all that portion thereof lying within the herein described Parcel "A".

Situated in Skagit County, Washington

Parcel C:

The West one acre of the following described property:

Beginning at a point 975 feet South of the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 36, Township 35 North, Range 1 East of the Willamette Meridian;
Thence South 345 feet;
Thence West 435 feet to the Southeast corner of that certain tract previously conveyed to Fred R. Biederman and Joanne Biederman, husband and wife, by deed recorded under Auditor's File No. 8709300062, records of Skagit County, Washington;
Thence North along the East line of said Biederman tract for 352.54 feet to the South line of that certain tract previously conveyed to George Reeves and Rosann Wuebbels, husband and wife by deed recorded under Auditor's File No. 8608290050, records of Skagit County, Washington;
Thence East along the South line of said tract for 435.6 feet to the point of beginning;

EXCEPT all that portion, if any, lying Southerly of the South line of the Northeast Quarter of the Northeast Quarter of said Section 36.

Situated in Skagit County, Washington

EXHIBIT B

19-3444-SJ

1. Reservations contained in deed from the State of Washington, recorded under Auditor's File No. 66491 (recorded February 28, 1908), 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.

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: August 13, 1979

Auditor's No(s): 7908130017, records of Skagit County, Washington

For: Ingress, egress and utilities

Affects: South 25 feet

3. Restrictive covenant contained in Deeds recorded under Auditor's File Nos.: 8102230021; 8105220064, records of Skagit County, Washington

As Follows: No structure of any kind shall be constructed or erected on the premises without the approval of Skagit County authorities.

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 Survey for Hannah Haddon recorded October 5, 1987 as Auditor's File No. 8710050001.

5. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: July 7, 1988

Auditor's No.: 8807070071, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

6. 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 Survey for Rachel Stewart recorded September 18, 2019 as Auditor's File No. 201909180011.