Skagit County Auditor, WA

When recorded return to: Cory M. Rowland 23089 State Route 9 Mount Vernon, WA 98274

> SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

> > Affidavit No. 2019-5055 Nov 20 2019

Amount Paid \$7748.00 Skagit County Treasurer By Marissa Guerrero Deputy

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620040565

CHICAGO TITLE U20040565

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara L. Sleeper, an unmarried person, as her separate estate for and in consideration of Tan And No./100 Dollars (\$10.00), and other valuable appoints

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Cory M. Rowland, an unmarried 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.)

Lot(s): 3, BERGMAN'S LAKE MCMURRAY TRACTS, tgw. ptn. BN RR R/W

Tax Parcel Number(s): P61931 / 3861-000-003-0009, P18343 / 330531-0-001-2707

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: November 11, 2019

State of WASHINGTON County of SKAGIT

I certify that I know or have satisfactory evidence that Barbara L. Sleeper 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 this instrument.

Dated: 11-18-19

Jennifer

Notary Public in and for the State of

Residing at: Skagit County appointment expires: 7-25-

Notary Public State of Washington Jennifer Brazil Commission Expires 07/25/2020

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P61931 / 3861-000-003-0009 and P18343 / 330531-0-001-2707

Parcel A:

Lot 3, "ASSESSOR'S PLAT OF BERGMAN'S LAKE MCMURRAY TRACTS". according to plat recorded in Volume 8 of Plats, Page 89, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Parcel B:

That portion of the Burlington Northern Railroad Company right-of-way, conveyed by Deed Recorded under Auditor's File No. 8702180078, records of Skagit County, Washington, lying between the East and West lines extended, of the following described property:

Lot 3, "ASSESSOR'S PLAT OF BERGMAN'S LAKE MCMURRAY TRACTS". according to plat recorded in Volume 8 of Plats, Page 89, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

- 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.
- Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: August 12, 1987
Recording No.: 8708120080
Affects: Parcel B

 Reservations and/or Exceptions contained in Instrument including the terms, covenants and provisions thereof

Recording Date: February 18, 1987
Recording No.: 8702180078
Affects: Parcel B

- Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 5. City, county or local improvement district assessments, if any.

Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14 Page 1 of 1

SKAGIT COUNTY Copyright 2014 RIGHT-TO-MANAGE Northwest Multiple Listing Service NATURAL RESOURCE LANDS DISCLOSURE ALL RIGHTS RESERVED

between .		Rowland				("Buyer")
	Buyer Dowles	ra L. Sleeper		Bulyer		
and	Seler	ra L. Steeper		Seller	<u> </u>	("Seller"
concernin	g 23089 Address	State Route)	Mount Vernon	WA 98274 State Zip	(the "Property")
Buyer is Resource	aware th	nat the Prope isclosure, Ska	erty may be sub git County Code	ject to the Skag section 14.38, whi	it County Right ich states:	t-to-Manage Natural
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