

**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:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620040565

**CHICAGO TITLE**  
020040565

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Barbara L. Sleeper, an unmarried person, as her separate estate  
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

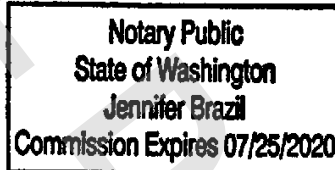
Barbara L. Sleeper  
Barbara L. Sleeper

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 Brazil  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2020



**EXHIBIT "A"**  
Legal Description

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

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**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**

1. 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.
2. 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
3. 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
4. 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.

