



202001230095

01/23/2020 03:36 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

When recorded return to:

Angela Watson
17423 Olympic Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020270

JAN 23 2020

Amount Paid \$1620.48
Skagit Co. Treasurer
By *MH* Deputy

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Henry Martin Schroder and D'Ann I. Schroder, husband and wife, as to a 1/3 interest., 3704 Seely Street, Bellingham, WA 98226,

19-3051

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Angela Watson, 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: Property 1:
Ptn. Gov. Lot 2 - Section 25, Township 36 North, Range 2 East

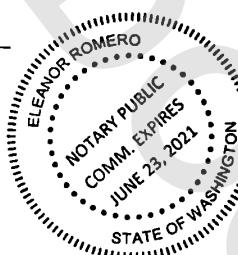
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P46962 & 360225-0-009-0008

Dated: January 23, 2020

Henry Martin Schroder
Henry Martin Schroder

D'Ann I. Schroder
D'Ann I. Schroder



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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Henry Martin Schroder and D'Ann I. Schroder 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: 23rd day of January, 2019 2020

Eleanor Romero

Signature

Notary

Title

My appointment expires: 6/23/2021



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4811 Heron Beach Lane, Bow, WA 98232
Tax Parcel Number(s): P46962 & 360225-0-009-0008

Property Description:

PARCEL A:

That portion of Government Lot 2 in Section 25, Township 36 North, Range 2 East, W.M., lying within the following description:

Beginning at the meander corner common to Sections 25 and 26 in said Township and Range; thence Easterly along the meander line 349.8 feet; thence South 33 feet to the true point of beginning; thence West 66 feet; thence South 60 feet; thence East 66 feet; thence North to the point of beginning.

EXCEPT that portion of said premises, if any, lying East of the Easterly line of those premises conveyed to Robert Earl Green, et ux, by deed dated May 15, 1944, filed May 20, 1944, under Auditor's File No. 371659 and recorded in Volume 193 of Deeds, page 458, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL B:

TOGETHER WITH a non-exclusive easement for ingress and egress over an existing roadway as it lies on the ground consisting of a strip of land approximately 10 feet in width lying West of and adjoining the Easterly line of those premises in Government Lot 2, Section 25, Township 36 North, Range 2 East, W.M., conveyed to Robert Earl Green by deed dated May 15, 1944, filed May 20, 1944, under Auditor's File No. 371659 and recorded in Volume 193 of Deeds, page 458, as said easement was confirmed by Decree entered in the Superior Court for Skagit County Probate Cause No. 9859 on September 13, 1962, extending Southerly from the South line of the premises above described to the Northerly line of the County road.

Situate in the County of Skagit, State of Washington.

PARCEL C:

An undivided 1/16th interest in an irregular shaped roadway described as follows:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.; thence Easterly along the meander line 219.05 feet; thence South 33.56 feet to the true point of beginning; thence South 430 feet, more or less, to the County road; thence West 20 feet; thence North 380 feet, more or less, to the Northeast corner of that certain parcel conveyed by James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961, and recorded August 26, 1963, under Auditor's File No. 640052; thence West 10.78 feet; thence North 50 feet; thence East 30 feet to the point of beginning.

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Situate in the County of Skagit, State of Washington.

PARCEL D:

An easement for ingress, egress and utilities over, under and across the following described tract:

That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at an existing concrete marker for the meander corner on the West Section line of said Section; thence North 88°07'33" East along the meander line, 219.05 feet; thence South 0°02' West 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 767775, said point being the true point of beginning; thence North 89°58' West a distance of 20 feet, more or less, to the East line of that certain tract of land sold to Paul Billeter and Edna H. Billeter, husband and wife, by instrument recorded July 26, 1967, under Auditor's File No. 702409; thence South along said East line, 79.20 feet, more or less, to the Southeast corner of said Billeter Tract; thence West along the South line of said Billeter tract 15 feet; thence South 0°02' West 180 feet, more or less, to the North line of the existing public road commonly referred to as the Blue Heron Road; thence North 86°27'50" East along the North line of said road, 40 feet, more or less, to a point which lies South 86°27'50" West, 121.72 feet from the East line of that certain tract of land conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, when measured along the North line of said road; thence North 0°02' East 144.20 feet; thence North 25°10'42" East, 35.37 feet; thence North 0°02' East, 83.00 feet, more or less, to the South line of said Metzker tract; thence West along said South line a distance of 20 feet, more or less, to the true point of beginning.

EXCEPT that portion thereof lying within the boundaries of the above described Percels "A" and "C".

Situate in the County of Skagit, State of Washington.

PARCEL E:

TOGETHER WITH an undivided 1/16th interest in the following described real property:

Tidelands of the second class, situated in front of, adjacent to or abutting upon that part of the shoreline of Lot 2, Section 25, Township 36 North, Range 2 East, W.M., extending from the Northwest corner of said lot to a point South 87°22' East 351.2 feet from said Northwest corner of said lot,

EXCEPT the West 132 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL F:

TOGETHER WITH an undivided 1/16th interest in the following described beach property:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.; thence East 109 feet to the true point of beginning; thence East along the meander line 239.65 feet; thence South 44.55 feet; thence West 239.65 feet, more or less;

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thence North 30 feet to the true point of beginning.

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EXHIBIT B

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1. Unrecorded oil and gas lease to A. E. McCroskey, disclosed by certain conveyances of the title on record in the Auditor's Office for Skagit County, Washington.

2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:
Puget Sound Power and Light Co.

Recorded:
September 9, 1930

Auditor's No.
236933

Purpose:
For pole line right of way
Area Affected:
Portion of subject property

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:
Samish Island Water Company, a corporation

Recorded:
June 23, 1953

Auditor's No.
498782

Purpose:
For water main purposes
Area Affected:
Portion of subject property

4. EASEMENT AND PROVISIONS THEREIN:

Grantee:
Puget Sound Power & Light Company

Dated:
May 24, 1961

Recorded:
May 31, 1961

Auditor's No.:
608270

Purpose:
Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:
George Lawson and Alice Lawson
Recorded:
September 19, 1962

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Auditor's No.

626439

Purpose:

Ingress and egress

Area Affected:

10 feet in width lying West of and adjoining the Easterly line of subject property

6. Perpetual right of way to the County Road and also the perpetual use of 241 feet of beach, as granted to the owners of certain tracts in said Government Lot 2, by various instruments of record.

7. The Company has no knowledge as to whether the owner(s) of the remaining fractional interest(s) in said real estate has (have) any lien or liens upon the specific interest covered herein, whether arising through the payment of taxes or otherwise, and is unwilling to insure against same.

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