

When recorded return to:

Puget Sound Energy, Inc.
P.O. Box 97034, EST-06E
Bellevue, WA 98009-9734

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1045
Mar 20 2020
Amount Paid \$3066.60
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

19-3354

THE GRANTOR(S) Jennifer Berlin and Daniel Kenneth Berlin her husband on May 2009 and at all times since,
4561 Wildwood Lane, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Puget Sound Energy, Inc., a Washington Corporation

the following described real estate, situated in the County Skagit, State of Washington:

That portion of the North ½ of the Northwest ¼ of the Southeast ¼ and of the Southwest ¼
of the Northeast ¼ of Section 17, Township 35 North, Range 5 East, as more fully described
on Exhibit "M" attached hereto.

The property described herein will be combined or aggregated with the Grantee's
adjacent property to the North. This deed is NOT for the purposes of creating an additional
lot of record. See Exhibit "Q" for Planning Department approval.

The following Exhibits are also attached hereto
Exhibit "N" is the Parcel "A" after BLA legal, owned by PSE;
Exhibit "O" is an after BLA map of both parcels;
Exhibit "P" is a map of Parcel "B" and a portion of Parcel "A" after BLA;
Note: Page 2 of 4 was deleted in favor of Exhibit "N";
Exhibit "Q" is Parcel "B" after BLA legal, owned by Berlin

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

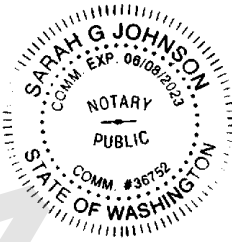
Tax Parcel Number(s): P39272 & 350517-4-003-0004

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3354-SJ

Dated: March 19, 2020Jennifer Berlin
Jennifer BerlinDaniel Kenneth Berlin
Daniel Kenneth BerlinSTATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jennifer Berlin and Daniel Kenneth Berlin are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 19th day of March 2020Sarah G. Johnson
SignatureNotary
TitleMy appointment expires: 6-8-23Statutory Warranty Deed
LPB 10-05

Order No.: 19-3354-SJ

EXHIBIT " A "

EXHIBIT "M":

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH $89^{\circ} 44' 12''$ WEST ALONG THE SOUTH LINE OF SAID NORTH HALF, 567.72 FEET;
THENCE NORTH $02^{\circ} 12' 21''$ EAST 73.87 FEET;
THENCE NORTH $42^{\circ} 59' 21''$ WEST 56.87 FEET;
THENCE NORTH $46^{\circ} 29' 19''$ WEST 86.68 FEET;
THENCE NORTH $01^{\circ} 56' 52''$ WEST 128.2 FEET;
THENCE NORTH $02^{\circ} 33' 56''$ WEST 162.46 FEET;
THENCE NORTH $21^{\circ} 01' 22''$ WEST 64.18 FEET;
THENCE NORTH $70^{\circ} 06' 02''$ WEST 88.54 FEET;
THENCE NORTH $15^{\circ} 59' 19''$ EAST 64.14 FEET;
THENCE NORTH $21^{\circ} 04' 22''$ EAST 17.19 FEET;
THENCE NORTH $17^{\circ} 42' 42''$ EAST 31.94 FEET;
THENCE NORTH $89^{\circ} 55' 52''$ EAST 246.01 FEET;
THENCE NORTH $10^{\circ} 08' 30''$ EAST 217.55 FEET;
THENCE NORTH $00^{\circ} 01' 23''$ WEST 305.57 FEET, MORE OR LESS TO THE SOUTH LINE OF THE ABANDONED BURLINGTON NORTHERN RAILROAD RIGHT OF WAY;
THENCE EASTERLY FOLLOWING SAID SOUTHERLY RIGHT OF WAY LINE 465 FEET MORE OR LESS TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH $00^{\circ} 36' 06''$ EAST ALONG SAID EAST LINE 479.56 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH $0^{\circ} 13' 22''$ WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, 687.62 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION ALONG THE EXISTING ROADWAY, AS RESERVED IN DEED RECORDED NOVEMBER 16, 1944 AS AUDITOR'S FILE NO. 375992.

EXCEPT THE FOLLOWING DESCRIBED TRACT FROM THE FEE TITLE DESCRIPTION HEREINABOVE:

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST W.M.,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTH HALF; THENCE
SOUTH 89° 43' 52" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF A
DISTANCE OF 520.61 FEET TO THE TRUE POINT OF BEGINNING; THENCE THE
FOLLOWING NINE (9) COURSES:

1. CONTINUING SOUTH 89° 43' 52" WEST ALONG SAID SOUTH LINE A DISTANCE
OF 47.11 FEET;
2. NORTH 02° 15' 01" EAST A DISTANCE OF 73.87 FEET;
3. NORTH 42° 59' 41" WEST A DISTANCE OF 56.88 FEET;
4. NORTH 46° 29' 39" WEST A DISTANCE OF 86.68 FEET;
5. NORTH 01° 57' 12" WEST A DISTANCE OF 128.52 FEET;
6. NORTH 02° 34' 16" WEST A DISTANCE OF 40.32 FEET;
7. SOUTH 81° 03' 20" EAST A DISTANCE OF 183.20 FEET;
8. SOUTH 07° 02' 55" WEST A DISTANCE OF 239.96 FEET;
9. SOUTH 00° 23' 25" EAST A DISTANCE OF 76.96 FEET TO THE TRUE POINT OF
BEGINNING.

EXHIBIT "N"

PARCEL "A"

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M., LYING SOUTHERLY OF SR-20 AND NORTHERLY OF THE GREAT NORTHERN RAILWAY RIGHT-OF-WAY, EXCEPT COUNTY ROAD RIGHTS-OF-WAY, AND **EXCEPT** THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SR-20 AND THE EAST LINE OF THE HELMICK COUNTY ROAD ALONG THE WEST LINE OF SAID SUBDIVISION; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID SR-20, A DISTANCE OF 310 FEET; THENCE SOUTH TO THE NORTH LINE OF THE GREAT NORTHERN RAILWAY COMPANY'S RIGHT-OF-WAY; THENCE WESTERLY ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY TO THE EAST LINE OF SAID HELMICK COUNTY ROAD; THENCE NORTH ALONG THE EAST LINE OF SAID ROAD TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M., LYING NORTH OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY.

ALSO, TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M., LYING SOUTH OF STATE HIGHWAY RIGHT-OF-WAY, AS CONVEYED TO THE STATE OF WASHINGTON UNDER DEED DATED FEBRUARY 18, 1948, AND RECORDED APRIL 15, 1948, UNDER AUDITOR'S FILE No. 416923, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT COUNTY ROAD.

ALSO, TOGETHER WITH

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH $89^{\circ} 44' 12''$ WEST ALONG THE SOUTH LINE OF SAID NORTH HALF, 567.72 FEET; THENCE NORTH $02^{\circ} 12' 21''$ EAST 73.87 FEET;

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SOUTH 00° 36' 06" EAST ALONG SAID EAST LINE 479.56 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 0° 13' 22" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, 687.62 FEET TO THE **TRUE POINT OF BEGINNING**.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION ALONG THE EXISTING ROADWAY, AS RESERVED IN DEED RECORDED NOVEMBER 16, 1944 AS AUDITOR'S FILE NO. 375992.

EXCEPT THE FOLLOWING DESCRIBED TRACT:

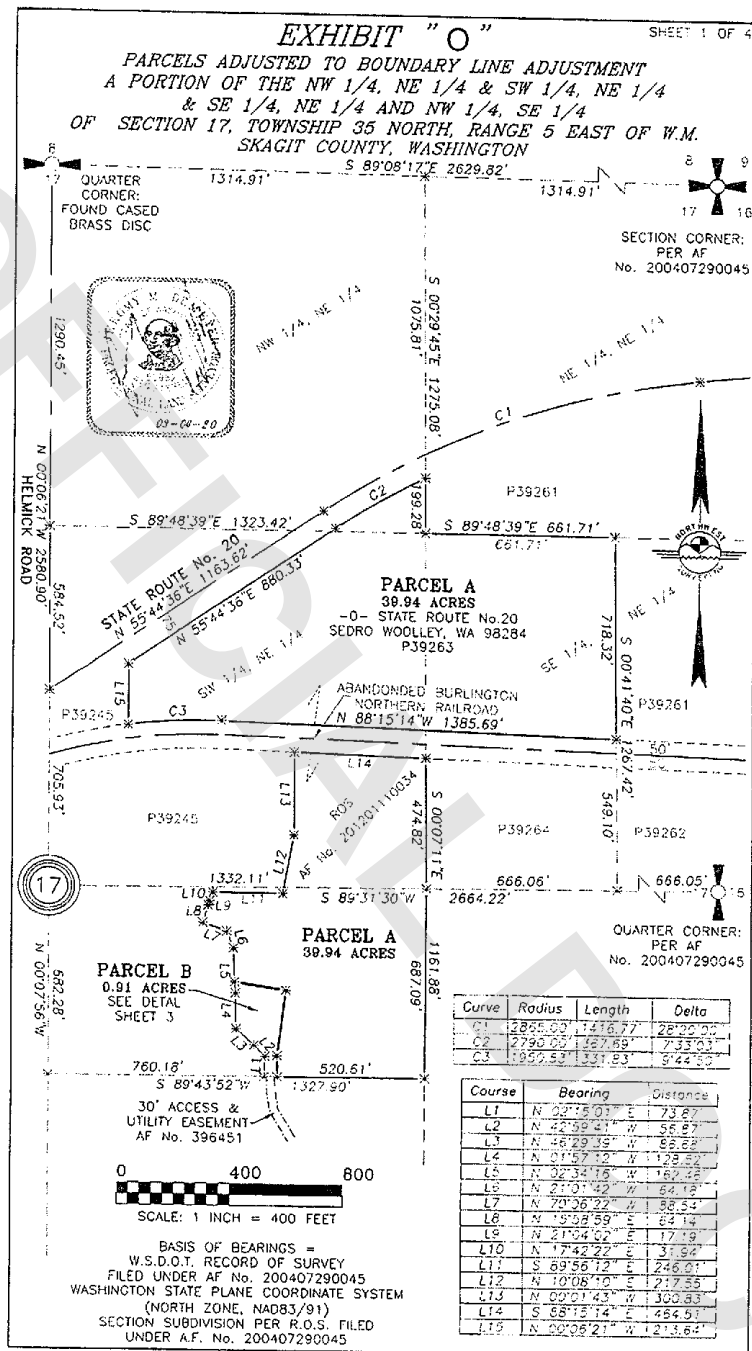
THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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1. CONTINUING SOUTH 89° 43' 52" WEST ALONG SAID SOUTH LINE A DISTANCE OF 47.11 FEET;
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8. SOUTH 07° 02' 55" WEST A DISTANCE OF 239.96 FEET;
9. SOUTH 00° 23' 25" EAST A DISTANCE OF 76.96 FEET TO THE **TRUE POINT OF BEGINNING**.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.



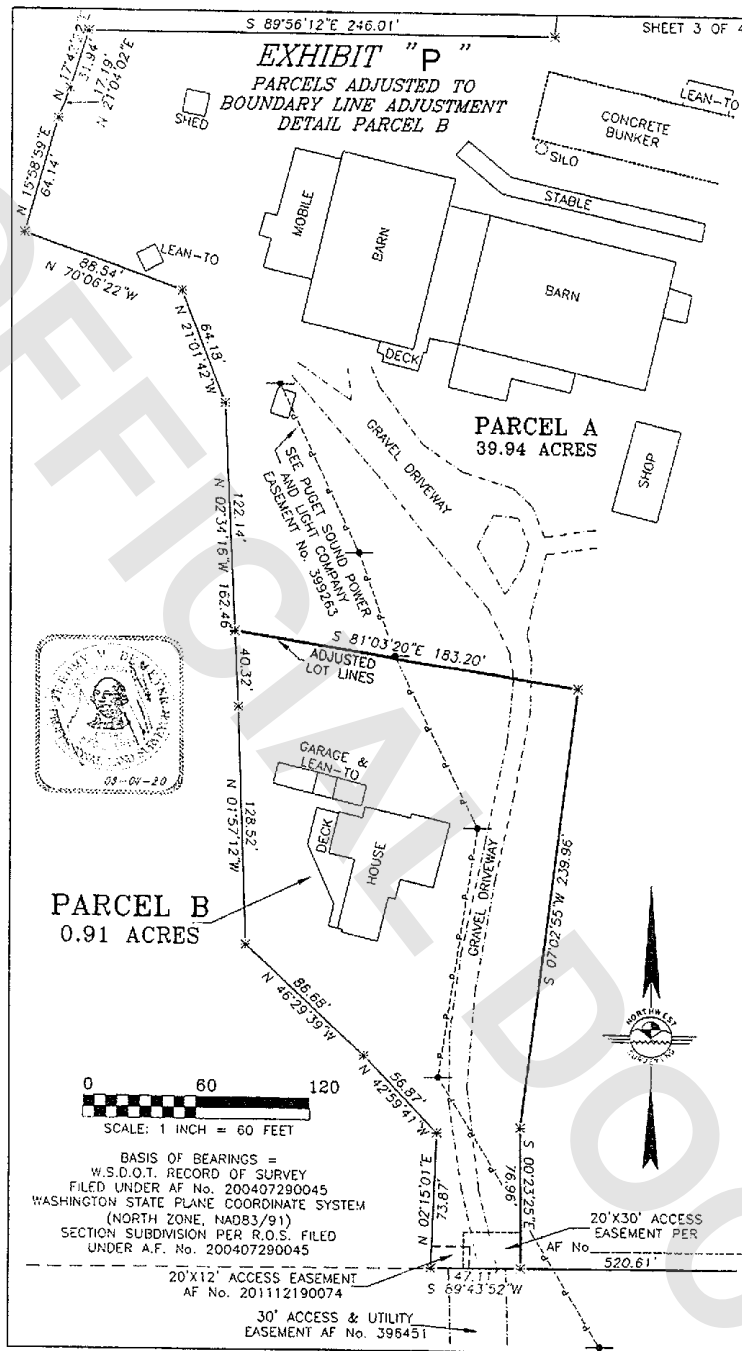


EXHIBIT "Q"

SHEET 4 OF 4

**PARCELS AFTER BOUNDARY LINE ADJUSTMENT
PORTION OF THE SW 1/4, SECTION 17 AND
NW 1/4, NW 1/4, SECTION 20, ALL IN
TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M.**

ADJUSTED LAND DESCRIPTIONS:**PARCEL "B"**

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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ALL SITUATE IN SKAGIT COUNTY, WASHINGTON

ALL ALSO SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD.

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS CERTIFIES THAT THE BOUNDARY LINE ADJUSTMENT IS MADE AS A FREE ACT AND DEED, IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 17 DAY OF March, 2020.

Jeannette Berlin
OWNER

BOUNDARY LINE ADJUSTMENT

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON

March, 17, 2020

Arnell Rorden
SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

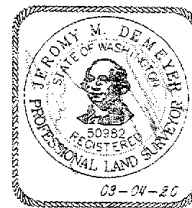


EXHIBIT B

19-3354-SJ

1. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Entitled: Skagit Realty Company

Recorded: September 28, 1946

Auditor's No.: 396451

2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Recorded: December 20, 1946

Auditor's No. 399263

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

Area Affected: As now located

3. Right(s) to cut and remove trees within 200 feet of railroad right-of-way as reserved and/or granted by instruments recorded in Volume 8 of Deeds at page 563 and Volume 11 of Deeds at page 372, records of Skagit County, Washington

4. Question of the exact location of the Easement reserved in deed recorded November 16, 1944 as Auditor's File No. 375992 and as forth on the legal description herein.

5. 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:

Name: Survey

Recorded: January 11, 2012

Auditor's No.: 201201110034

6. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Swinomish Indian Tribe Community

Recorded: December 19, 2011

Auditor's No. 201112190074

Purpose: Ingress and egress

Area Affected: South 12 feet of the Westerly 20 feet of the subject property

Said Easement is delineated on Survey recorded as Auditor's File No. 201201110034.