

**When recorded return to:**

Nathan Harrison  
2628 Old Highway 99 North Road  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041581

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1139

Mar 27 2020

Amount Paid \$8539.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**CHICAGO TITLE**  
**620041581**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lucas Reid and Rachel Reid, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Nathan Harrison, an unmarried man and Abbey Baeslack, an  
unmarried woman

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.)

Ptn. SW, 17-36-4E, W.M.

Tax Parcel Number(s): P49287 / 360417-0-005-0000, P49283 / 360417-0-001-0004


Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 5, 2020

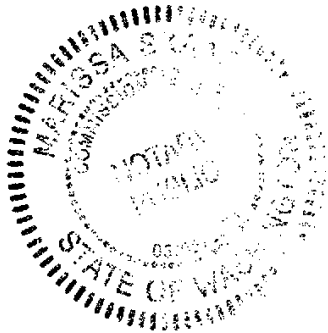
  
\_\_\_\_\_  
Lucas Reid


  
\_\_\_\_\_  
Rachel Reid

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Lucas Reid and Rachel Reid 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 this instrument.

Dated: 3/17/2020



  
\_\_\_\_\_  
Name: MariSSa Sklar  
Notary Public in and for the State of Washington  
Residing at: Skagitway  
My appointment expires: 3/2021

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P49287 / 360417-0-005-0000 and P49283 / 360417-0-001-0004**

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That portion of the Northwest Quarter of the Southwest Quarter of Section 17, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the Easterly line of the county road, as it existed on July 1, 1911, with the South line of the North Half of the Northwest Quarter of the Southwest Quarter of said section;  
thence East a distance of 626 1/4 feet;  
thence North a distance of 208 and 2/3rds feet;  
thence West a distance of 626 1/4 feet;  
thence South a distance of 208 and 2/3rds feet to the point of beginning;

EXCEPT that portion of the State Highway as conveyed to the State of Washington in deed recorded November 12, 1932, under Auditor's File No. 253561, records of Skagit County, Washington;

ALSO EXCEPT any portion lying Easterly of the State Highway;

ALSO, that portion of the South Half of the Northwest Quarter of the Southwest Quarter of Section 17, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 17;  
Thence South 87°50'59" East, along the East-West centerline of said Section 17, a distance of 411.12 feet to the Westerly right-of-way of Old Highway 99 North (50 feet off centerline);  
Thence South 23°37'57" East along said Westerly right-of-way, a distance of 740.67 feet to the point of beginning;  
Thence continuing South 23°37'57" East, along said right-of-way, a distance of 248.81 feet;  
Thence North 88°22'26" West, along a fence line, a distance of 190.20 feet to an angle point in the fence line;  
Thence continuing along said fence at North 88°33'58" West, a distance of 325.88 feet to the Easterly right-of-way of Friday Creek Road (30 feet off centerline);  
Thence North 15°01'58" West along said Easterly right-of-way, a distance of 237.85 feet;  
Thence South 88°09'50" East, a distance of 478.10 feet to the point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
**Exceptions**

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 5, 1962  
Auditor's No(s): 622528, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 9, 1989  
Auditor's No(s): 8908090007, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: The East 20 feet of said premises
3. Any matters arising out of questions as to the exact location of the North and South boundaries of said premises due to the legal description by area instead of metes and bounds.
4. Encroachment onto the Southern portion of said premises by fence appurtenant to property adjoining on the South, approximately 34 feet at the Southwest corner of said premises and 35 feet at the Southeast corner of said premises. As disclosed by Survey recorded December 16, 1998, under Auditor's File No. 9812160130, records of Skagit County, Washington.
5. Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;  
Recorded: May 28, 2002  
Auditor's No(s): 200205280215, records of Skagit County, Washington
6. Quit Claim Deed Boundary Line Adjustment including the terms, covenants and provisions thereof  
  
Recording Date: January 24, 2008  
Recording No.: 200801240077
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.