



202112160072

12/16/2021 03:06 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-5741
DEC 16 2021

When recorded return to:

Nancy Franklin
12185 State Route 9
Sedro Woolley, Wa. 98284

Amount Paid \$ 4629 -
Skagit Co. Treasurer
By *LT* Deputy

STATUTORY WARRANTY DEED

GNW 21-13901

THE GRANTOR Robert F. Cushen, as his separate estate;

for and in consideration of ten dollars and other valuable consideration, transaction is a part of Tax
Deferred Exchange under I.R.C. 1031

in hand paid, conveys, and warrants to Nancy Franklin, an unmarried person

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:

Tract 3, SP No. 48-75, being a PTN of Gov. Lot 2, 1-34N-4E

TOGETHER WITH 1975 Mobile Home, VIN #91851, situate on said property.

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: P23277/340401-0-008-0221

Dated: 12/13/21

Robert F. Cushen
Robert F. Cushen

Statutory Warranty Deed
LPB 10-05

Order No.: 21-13901-SJ

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STATE OF WASHINGTON
COUNTY OF ISLAND

This record was acknowledged before me on 13th day of December, 2021 by Robert F. Cushen.

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-21

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 12185 State Route 9, Sedro-Woolley, WA 98284
Tax Parcel Number: P23277/340401-0-008-0221

That portion of Government Lot 2 of Section 1, Township 34 North, Range 4 East W.M., described as follows:

Beginning at the intersection of the North line of County Road No. 43, "Old Day Creek Road", as conveyed to Skagit County by Deed recorded October 27, 1965, under Auditor's File No. 673675, and the Easterly line of State Highway No. 9; thence North 0 deg. 02'18" West along the said Easterly line of State Highway No. 9, a distance of 248.92 feet to the true point of beginning; thence South 89 deg. 26' East, a distance of 163.51 feet to the Westerly line of Northern Pacific Railroad Company right of way; thence North 5 deg. 35'25" West along said West line, a distance of 99.70 feet to the P.C. of a curve to the left, at which point the center of said curve bears South 84 deg. 24'35" West; thence Northwesterly along said curve having a radius of 5679.58 feet, through a central angle of 0 deg. 24'07", an arc distance of 39.84 feet; thence North 89 deg. 26' West, a distance of 150.59 feet to the said Easterly line of State Highway No. 9; thence South 0 deg. 20'18" East along said Easterly line, a distance of 138.75 feet to the true point of beginning. (Said tract also known as Tract 3 of Short Plat No. 48-75, approved October 29, 1975 and recorded November 3, 1975, in Volume 1 of Short Plats, page 77, under Auditor's File No. 825700, records of Skagit County, Washington.)

TOGETHER WITH that portion of the former railway right-of-way as described in Quit Claim Deed recorded June 26, 1990, under Auditor's File No. 9006260016.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

21-13901-SJ

1. 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 short plat named Short Plat Number 48-75 recorded October 15, 1975, revised October 29, 1975 as Auditor's File No. 825700.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. Reservations, provisions and/or exceptions contained in instrument executed by Burlington Northern Railroad Company, a Delaware corporation, recorded December 21, 1988 as Auditor's File No. 8812210041.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

3. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded June 26, 1990 under Auditor's File No. 9006260016.

4. 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 short plat named Short Plat No. 97-0016 recorded April 5, 2000 as Auditor's File No. 200004050039.