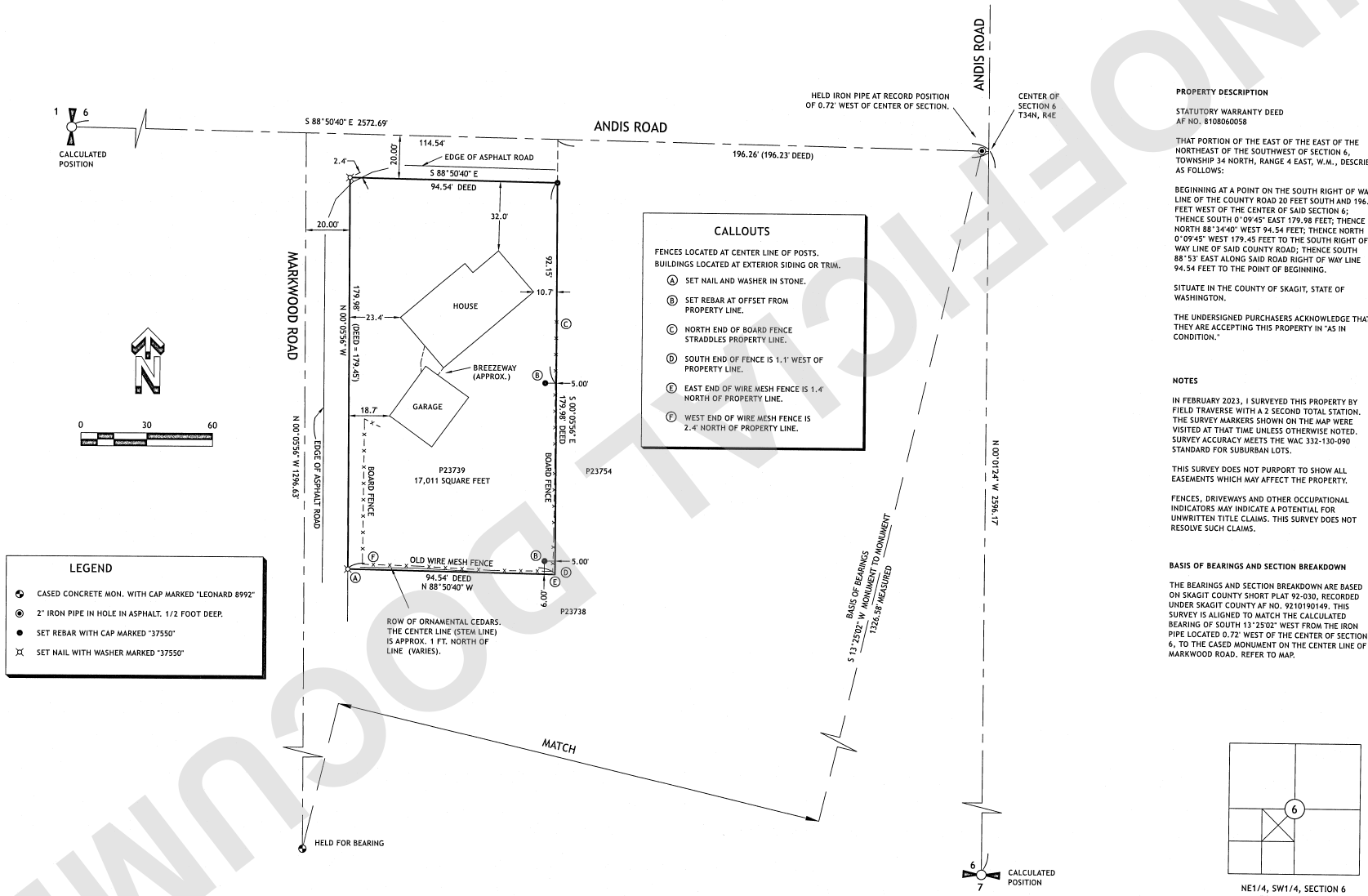

CALLOUTS

FENCES LOCATED AT CENTER LINE OF POSTS.
BUILDINGS LOCATED AT EXTERIOR SIDING OR TRIM.

- (A) SET NAIL AND WASHER IN STONE.
- (B) SET REBAR AT OFFSET FROM PROPERTY LINE.
- (C) NORTH END OF BOARD FENCE STRADDLES PROPERTY LINE.
- (D) SOUTH END OF FENCE IS 1.1' WEST OF PROPERTY LINE.
- (E) EAST END OF WIRE MESH FENCE IS 1.4' NORTH OF PROPERTY LINE.
- (F) WEST END OF WIRE MESH FENCE IS 2.4' NORTH OF PROPERTY LINE.

LEGEND

- CASED CONCRETE MON. WITH CAP MARKED "LEONARD 8992"
- 2" IRON PIPE IN HOLE IN ASPHALT. 1/2 FOOT DEEP.
- SET REBAR WITH CAP MARKED "37550"
- SET NAIL WITH WASHER MARKED "37550"

PROPERTY DESCRIPTION

STATUTORY WARRANTY DEED
AF NO. 8108060058

THAT PORTION OF THE EAST OF THE EAST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE COUNTY ROAD 20 FEET SOUTH AND 196.23 FEET WEST OF THE CENTER OF SAID SECTION 6; THENCE SOUTH 0°09'45" EAST 179.98 FEET; THENCE NORTH 88°34'40" WEST 94.54 FEET; THENCE NORTH 0°09'45" WEST 179.45 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD; THENCE SOUTH 88°53' EAST ALONG SAID ROAD RIGHT OF WAY LINE 94.54 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

THE UNDERSIGNED PURCHASERS ACKNOWLEDGE THAT THEY ARE ACCEPTING THIS PROPERTY IN "AS IN CONDITION."

NOTES

IN FEBRUARY 2023, I SURVEYED THIS PROPERTY BY FIELD TRAVERSE WITH A 2 SECOND TOTAL STATION. THE SURVEY MARKERS SHOWN ON THE MAP WERE VISITED AT THAT TIME UNLESS OTHERWISE NOTED. SURVEY ACCURACY MEETS THE WAC 332-130-090 STANDARD FOR SUBURBAN LOTS.

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY.

FENCES, DRIVEWAYS AND OTHER OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR UNWRITTEN TITLE CLAIMS. THIS SURVEY DOES NOT RESOLVE SUCH CLAIMS.

BASIS OF BEARINGS AND SECTION BREAKDOWN

THE BEARINGS AND SECTION BREAKDOWN ARE BASED ON SKAGIT COUNTY SHORT PLAT 92-030, RECORDED UNDER SKAGIT COUNTY AF NO. 9210190149. THIS SURVEY IS ALIGNED TO MATCH THE CALCULATED BEARING OF SOUTH 13°25'02" WEST FROM THE IRON PIPE LOCATED 0.72' WEST OF THE CENTER OF SECTION 6, TO THE CASED MONUMENT ON THE CENTER LINE OF MARKWOOD ROAD. REFER TO MAP.

NE1/4, SW1/4, SECTION 6
T34N, R4E, W.M.
SKAGIT COUNTY, WA

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 16 DAY OF February, 2023
AT 10:13 AM, IN BOOK / OF /
AT PAGE / AT THE REQUEST OF HOXCO SURVEY, PLLC

COUNTY AUDITOR DEPUTY AUDITOR

AUDITOR'S FILE NO.: 202302160011

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF EMILY HAMILTON IN MAY 2023.

2-16-2023
JOHN HOXENG PLS, CERTIFICATE NO. 37550

HOXCO SURVEY PLLC
1313 E MAPLE ST, STE 302
BELLINGHAM, WA 98225
360-224-3806 www.HoxcoSurvey.com

JOHN K. HOXENG
STATE OF WASHINGTON
37550
REGISTERED PROFESSIONAL LAND SURVEYOR
2-16-2023

RECORD OF SURVEY FOR LAUREL AND RUSSEL SUTTLES

02-15-2023	JOB NO. 23-001
1" = 30'	1 of 1

202302160011
02/16/2023 10:13 AM Pages: 1 of 1 Fees: $287.50
Skagit County Auditor

UNOFFICIAL DOCUMENT