



201204130101

Skagit County Auditor

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Recorded at the Request of:

Jeffrey E. and Marcia A. Morgenthaler
7030 Aqua Court
Anacortes, WA 98221

STATUTORY WARRANTY DEED

GRANTORS: JEFFREY E. MORGENTHALER and MARCIA A. MORGENTHALER, as Co-Trustees of THE MORGENTHALER FAMILY TRUST, u/t/d 1/12/04

GRANTEES: JEFFREY E. MORGENTHALER and MARCIA A. MORGENTHALER, husband and wife

Legal Description:

Abbreviated Form: PTN SW ¼ NW ¼ & PTN GOV LOT 3, 5-34-2 E W.M.

Additional on Page: Exhibit A

Assessor's Tax Parcel No.: 340205-0-024-0005; P19963

THE GRANTORS, **JEFFREY E. MORGENTHALER** and **MARCIA A. MORGENTHALER**, as Co-Trustees of THE MORGENTHALER FAMILY TRUST, a revocable living trust, for and in consideration of the revocation of a living trust (mere change in form of ownership), and for no monetary consideration, convey and warrant to Grantees, **JEFFREY E. MORGENTHALER** and **MARCIA A. MORGENTHALER**, husband and wife, any and all interest of Grantors in and to that certain real property, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington, and legally described as follows:

See Exhibit "A" attached hereto and by this reference made part hereof as if fully set forth herein.

SUBJECT TO: Easements, restrictions and reservations of record.

DATED: April 12, 2012

THE MORGENTHALER FAMILY TRUST

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20121007
APR 13 2012

Amount Paid \$
Skagit Co. Treasurer
By MG Deputy

Jeffrey E. Morgenthaler
By: **JEFFREY E. MORGENTHALER**, Co-Trustee

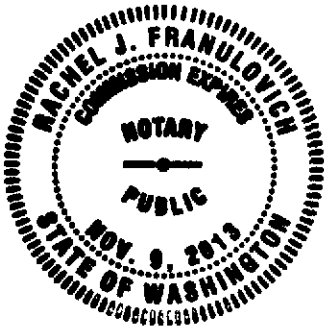
Morgenthaler
By: **MARCIA A. MORGENTHALER**, Co-Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

}
SS.

I certify that I know or have satisfactory evidence that **JEFFREY E. MORGENTHALER** and **MARCIA A. MORGENTHALER** are the persons who appeared before me as the Co-Trustees of **THE MORGENTHALER FAMILY TRUST**, 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 12th day of April, 2012.



Rachel Franulovich

Printed Name RACHEL FRANULOVICH
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-9-2013



EXHIBIT "A"
STATUTORY WARRANTY DEED

Legal Description:

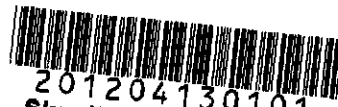
That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and of Lot 3, Section 5, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Northwest corner of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence East along the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 660 feet;
thence South parallel with the East line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ to a point 1,442.3 feet South of the North line of said Section;
thence East parallel to the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ to the West line of the highway;
thence Southeasterly along the Westerly side of said highway 176 feet;
thence West parallel to the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 200 feet;
thence South parallel to the East line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, to a point 1,726.3 feet South of the North Section line;
thence West parallel to the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ to a point, 660 feet East of the West line of said Section;
thence South parallel to the West line of said Section to a point 500 feet North of the South line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence West parallel with the South line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ to the West line of said Section;
thence North along the said West section line to the point of beginning,

EXCEPT the following described tracts:

1. Beginning at a point on the West line of the Anacortes-Mount Vernon Highway, which is 1,442.3 feet South of the North line of said Section 5;
thence Southeasterly along the West line of said Highway 176 feet;
thence West parallel to the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 200 feet;
thence South parallel to the East line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ to a point 1,726.3 feet South of the North line of said Section 5 and the true point of beginning of this description;
thence from said true point of beginning running West parallel to the North line of said Section 5, a distance of 150 feet;
thence North parallel to the East line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ to a point 1,442.3 feet South of the North line of said Section 5;
thence East 150 feet;
thence South to the true point of beginning, EXCEPT the North 30 feet thereof.
2. Beginning at the Northwest corner of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence East along the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 660 feet;
thence South parallel with the East line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ to a point 1,442.3 feet South of the North line of said Section;
thence East parallel to the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 350 feet;
thence South parallel with the East line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 142 feet to a point 1,584.3 feet South of the North line of said section;

Exhibit "A"



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EXHIBIT "A" Continued

2. continued:

thence West parallel to the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ to the West line of said section;
thence North along said West section line to the point of beginning.

3. Beginning at the Northwest corner of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence East along the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 660 feet;
thence South parallel with the East line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ to a point 1,442.3 feet South of the North line of said section;
thence East parallel to the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 350 feet to the true point of beginning;
thence South parallel with the East line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 142 feet to a point 1,584.3 feet South of the North line of said Section;
thence East parallel with the North line of said Section, 190 feet;
thence North parallel with the East line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 142 feet to a point on a line running West parallel with the North line of said Section and which intersects the true point of beginning;
thence West 190 feet to the true point of beginning.

4. Beginning at a point on the West line of the Anacortes-Mount Vernon Highway which is 1,442.3 feet South of the North line of said Section 5;
thence Southeasterly along the West line of said highway, 176 feet;
thence West, parallel with the North line of said subdivision, 200 feet;
thence South, parallel with the East line of said subdivision, to a point 1,726.3 feet South of the North line of said Section 5;
thence West, parallel with the North line of said Section 5, a distance of 150 feet to the true point of beginning of the property to be described;
thence North, parallel with the East line of said subdivision, a distance of 142 feet;
thence West, parallel with the North line of said Section 5, a distance of 162 feet;
thence South parallel with the East line of said subdivision, a distance of 142 feet, more or less, to a point 1,726.3 feet South of the North line of said Section 5;
thence East parallel with the North line of Section 5, a distance of 162 feet to the true point of beginning.

5. Beginning at a point on the West line of the Anacortes-Mount Vernon Highway which is 1,442.3 feet South of the North line of said Section 5;
thence Southeasterly along the West line of said Highway, 176 feet;
thence West, parallel with the North line of said subdivision, 200 feet;
thence South parallel with the East line of said subdivision, to a point 1,726.3 feet South of the North line of said Section 5;
thence West parallel with the North line of said Section 5, a distance of 312 feet to the true point of beginning of the property to be described;
thence North parallel with the East line of said subdivision, a distance of 122 feet;
thence West parallel with the North line of said Section 5, a distance of 366 feet;
thence South parallel with the East line of said subdivision, 122 feet;
thence East parallel with the North line of said Section 5, a distance of 366 feet to the true point of beginning.

Exhibit "A"



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EXHIBIT "A" Continued

6. Beginning at a point on the Westerly side of the Anacortes-Mount Vernon Highway which is 1,442.3 feet South of the North line of said Section 5;
thence Southeasterly along the Westerly line of said Highway, 176 feet;
thence West parallel to the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, extended East, 200 feet;
thence North parallel to the East line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 150 feet, more or less, to a point 1,472.3 feet South of the North Section line, said point being the Northeast corner of a tract conveyed to Warren Hull and Margaret Hull, husband and wife, and Harry Cornell and Edna Cornell, husband and wife, by deed dated March 1, 1956, recorded March 5, 1956, under Auditor's File No. 532561;
thence West along the North line of said Hull and Cornell Tract, 150 feet;
thence North parallel to the East line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 30 feet to a point which is 1,442.3 feet South of the North line of said Section 5;
thence East parallel to the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ to a point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across a strip of land 30 feet in width, lying South of and adjacent to the following described line:

Beginning at a point on the Westerly side of the Anacortes-Mount Vernon Highway, which is 1,442.3 feet South of the North line of Section 5, Township 34 North, Range 2 East, W.M.;
thence West parallel to the North line of said Section 5 to the Northeast corner of a tract conveyed to Shirley L. Paulson by deed recorded August 25, 1966, under Auditor's File No. 687376, and the terminal point of said line.

ALSO, TOGETHER WITH a non-exclusive easement for ingress and egress over and across the East 30 feet and the South 30 feet of the following described tract:

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 5, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Northwest corner of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence East 660 feet;
thence South parallel with the East line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ to a point 1,442.3 feet South of the North line of said Section;
thence East parallel to the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 350 feet to the true point of beginning;
thence South parallel with the East line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 142 feet to a point 1,584.3 feet South of the North line of said Section;
thence East parallel with the North line of said Section, 190 feet;
thence North parallel with the East line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 142 feet to a point on a line running West parallel with the North line of said Section and which intersects the true point of beginning;
thence West 190 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

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