

When recorded return to:
Tony M. Kyle and Sondra L. Kyle
17241 Samish Heights Rd.
Bow, WA 98232



Skagit County Auditor
11/18/2013 Page 1 of 3 10:44AM \$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY

1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 245361498

CHICAGO TITLE
620020047

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bonnie Timmer who acquired title as Bonnie Henry, as her separate estate for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Tony M. Kyle and Sondra L. Kyle, a married couple

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

Ptn. SW SE 1-36-3E W.M.

Abbreviated Legal: (Required if full legal not inserted above.)

See Exhibit "A" attached hereto and by this reference made a part hereof.

Tax Parcel Number(s): P47567, P47555

Dated: November 8, 2013

Bonnie J Timmer
Bonnie Timmer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134635
NOV 18 2013

Amount Paid \$ 1,874.00
Skagit Co. Treasurer
By *mlm* Deputy

State of wa
County of Whatcom

TAMI GLICK
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
04-08-2017

I certify that I know or have satisfactory evidence that Bonnie Timmer is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/18/13

Tami Glick
Name: Tami Glick
Notary Public in and of the State of WA
Residing at: Bellingham WA
My appointment expires: 4/8/17

STATUTORY WARRANTY DEED

(continued)

For APN/Parcel ID(s): P47567, 360301-4-009-0106, P47555 and 360301-3-009-0108

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, LYING WEST OF THE COUNTY ROAD, AS SAID ROAD EXISTED ON NOVEMBER 5, 1953, AND THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, LYING EAST OF THE PUBLIC ROAD EXTENDING NORTHERLY AND SOUTHERLY OVER SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AS SAID ROAD EXISTED ON NOVEMBER 5, 1953; ALL IN SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., EXCEPT THE FOLLOWING DESCRIBED TRACTS:

- (A) THE NORTH 330 FEET, AS MEASURED AT RIGHT ANGLE TO AND PARALLEL WITH THE NORTH LINE OF THE WEST 660 FEET, AS MEASURED ALONG THE NORTH LINE AND PARALLEL TO THE WEST LINE OF SAID SUBDIVISION.
- (B) THE WEST 1320 FEET, AS MEASURED ALONG THE SOUTH LINE AND PARALLEL TO THE WEST LINE, EXCEPT THE NORTH 330 FEET THEREOF, AS MEASURED AT A RIGHT ANGLE TO AND PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION.
- (C) THAT PORTION OF SAID SUBDIVISION DEFINED AS FOLLOWS: THE TRUE POINT OF BEGINNING BEING THAT POINT ABOVE THE WESTERLY MARGIN OF THE COUNTY ROAD, AS SAID ROAD EXISTED ON NOVEMBER 5, 1953, INTERSECTS THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID ROAD 480 FEET; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE 181.5 FEET; THENCE NORTHERLY TO A POINT ON SAID NORTH LINE, LYING 181.5 FEET WESTERLY OF THE TRUE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



201311180069

SPECIAL EXCEPTIONS

Right to bring water from a spring located on said premises as reserved in instrument;

Recording Date: October 25, 1973
Recording No.: 792545

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Walter L. Myers and Ada M. Meyers, husband and wife
Purpose: Water Line
Recording Date: October 25, 1973
Recording No.: 792545
Affects: indeterminate location upon said premises

Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey recorded June 3, 1996 in Volume 18 of Surveys at page 95, records of San Juan County, Washington.

Liability for assessments levied by Lake Samish Road Local Utility District No. 24, as created by Resolution No. 1832-98 by the Commission of Public Utility District No. 1 of Skagit County, disclosed by instruments;

Recording Date: November 5, 1998 and December 11, 2000
Recording No.: 9811050103 and 200012110142



201311180069