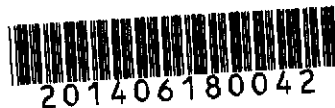


When recorded return to:  
Julianna Elaine West and Stephen Scott West  
995 Via Del Salinas  
Paso Robles, CA 93446

Skagit County Auditor  
6/18/2014 Page

1 of

5 1:33PM



201406180042

\$76.00

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20142127  
JUN 18 2014

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Amount Paid \$ 6,733.<sup>40</sup>  
Skagit Co. Treasurer  
By *mem* Deputy

CHICAGO TITLE  
620020211

Escrow No.: 620020211

P20769, P20770, P65274

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Alvord and Pamela Alvord, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Julianna Elaine West and Stephen Scott West, wife and husband

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

PARCEL A:

That portion of the Northeast Quarter of the Southwest Quarter of Section 27, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning to the Southwest corner of said Northeast Quarter of the Southwest Quarter;  
Thence North 1°31'10" East along the West line of said Northeast Quarter of the Southwest Quarter a distance of 171.00 feet to the true point of beginning of this description;  
Thence North 1°31'10" East along the West line of said Northeast Quarter of the Southwest Quarter, a distance of 79.00 feet;  
Thence South 88°28'50" East, a distance of 100.00 feet;  
Thence South 1°31'10" West, a distance of 50.00 feet;  
Thence South 14°19'46" West, a distance of 29.74 feet;  
Thence North 88°28'50" West, a distance of 93.41 feet to the true point of beginning of this description,

EXCEPT that portion thereof lying Northerly and Westerly of the Northerly and Westerly lines of that certain tract conveyed to Agnes D. Horn by deed dated July 7, 1955, recorded August 5, 1955, under Auditor's File No. 522070, records of Skagit County, Washington.

TOGETHER WITH that portion of Tract A , Assessor's Plat of Fahlen's Snee-Oosh Tracts, according to the plat thereof recorded in Volume 8 of Plats, page 86, records of Skagit County, Washington, described as follows:

Beginning at the most Northerly corner of said Tract A;  
Thence South 1°31'10" West along the East line of said Tract A, a distance of 79.00 feet;  
Thence North 88°28'50" West, a distance of 3.67 feet to a point of the West line of said Tract A;  
Thence North 4°10'52" East along the West line of said Tract A, a distance of 79.08 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the Northeast Quarter of the Southwest Quarter of Section 27, Township 34 North,

## STATUTORY WARRANTY DEED

(continued)

Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Northeast Quarter of the Southwest Quarter;  
Thence North 1°31'10" East along the West line of said Northeast Quarter of the Southwest Quarter, a distance of 77.53 feet to the true point of beginning of this description;  
Thence North 1°31'10" East along the West line of said Northeast Quarter of the Southwest Quarter, a distance of 93.47 feet;  
Thence South 88°28'50" East, a distance of 93.41 feet;  
Thence South 14°19'46 West, a distance of 134.90 feet;  
Thence North 57°32'50" West, a distance of 74.04 feet to the true point of beginning of this description.

TOGETHER WITH that portion of Tract A, Assessor's Plat of Fahlen's Sne-Oosh Tracts, according to the plat thereof recorded in Volume 8 of Plats, page 86, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Tract A, which point bears South 1°31'10 West, a distance of 79.00 feet from the most Northerly corner of said Tract A;  
Thence South 1°31'10" West along said East line of Tract A, a distance of 93.47 feet;  
Thence North 57°32'50 West, a distance of 9.09 feet to a point on the West line of said Tract A;  
Thence North 4°10'52" East along the West line of said Tract A, a distance of 88.90 feet to a point which bears South 4°10'52" West, a distance of 79.08 feet from the most Northerly corner of said Tract A;  
Thence South 88°28'50" East, a distance of 3.67 feet to the point of beginning.

Situated in Skagit County, Washington.

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

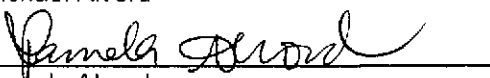
Tax Parcel Number(s): P20769 / 340227-0-023-0109, P20770 / 340227-0-024-0009, P65274 / 3912-000-098-0004

Subject to:

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

Dated: June 13, 2014

  
Michael Alvord

  
Pamela Alvord



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STATUTORY WARRANTY DEED

(continued)

State of WA

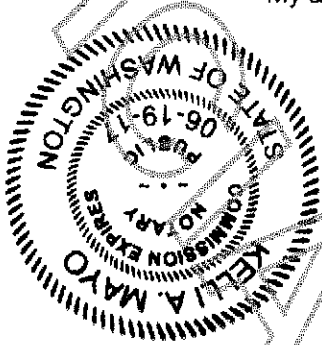
County of Skagit

I certify that I know or have satisfactory evidence that

Michael Alvard & Pamela Alvard  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 6/13/14

Name: Kelli Amayo  
Notary Public in and for the State of WA  
Residing at: 2000 Woodley Way  
My appointment expires: 6/19/17



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**EXHIBIT "A"**  
**Exceptions**

Reservation contained in deed;  
From: Cecelia Joshua  
Recorded: February 16, 1931  
Auditor's No.: 241135, records of Skagit County, Washington  
As follows:

There is also reserved from the land herein conveyed a right-of-way for canals and ditches constructed or to be constructed under authority of the United States.

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 5, 1937  
Auditor's No(s): 287330, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 5, 1937  
Auditor's No(s): 287337, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 19, 1964  
Auditor's No(s): 654792, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 18, 1965  
Auditor's No(s): 663553, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 1  
For: Sewer pipe line
6. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 4, 1965  
Auditor's No.: 674103, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: A parcel of land 10 feet in width being 5 feet on each side of a center line described as follows: As staked and constructed
7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 14, 1988  
Auditor's No(s): 8809140036, records of Skagit County, Washington  
In favor of: Cascade Natural Gas Corporation  
For: Pipeline  
Affects: Exact location is undisclosed
8. Terms, covenants, and provisions contained in instrument(s);  
Recorded: September 21, 1989  
Auditor's No.: 8909210095, records of Skagit County, Washington  
Regarding: Water line easement
9. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 6, 1962  
Auditor's No(s): 623590, records of Skagit County, Washington  
In favor of:  
Dick Trenholme and Edna Trenholme, husband and wife, and Fred Fahlen and Vivian Fahlen, husband and wife, and George McMillan and Lilian McMillan, husband and wife  
For:  
The Construction and installation of public utilities including but not limited to light and power lines, water lines and sewage lines



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## EXHIBIT "A"

### Exceptions (continued)

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by La Conner Sewer District.

#### SKAGIT COUNTY RIGHT TO FARM ORDINANCE:

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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