

When recorded return to:

Mr. Ryan M. Searcy  
18589 W. Big Lake Blvd.  
Mount Vernon, WA 98274



Skagit County Auditor \$75.00  
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Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 150029-OE ✓

Grantor: Robert L. Sager and Janice L. Sager  
Grantee: Ryan M. Searcy

### Statutory Warranty Deed

LAND TITLE OF SKAGIT COUNTY

THE GRANTOR ROBERT L. SAGER and JANICE L. SAGER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RYAN M. SEARCY, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lot 73, First Addition Big Lake Water Front Trs & Ptn Gov Lot 2, 1-33-4- E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 3863-000-073-0002, P62093, 330401-0-002-0200, P103388

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 150029-OE.

Dated September 9, 2014

Robert L. Sager  
Robert L. Sager

Janice L. Sager  
Janice L. Sager  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20143365  
SEP 12 2014

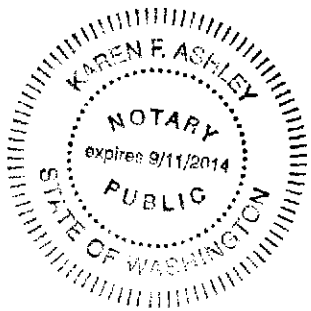
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 8,193.<sup>00</sup>  
Skagit Co. Treasurer  
By man Deputy

I certify that I know or have satisfactory evidence that Robert L. Sager and Janice L. Sager the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 9th 2014

Karen Ashley  
Karen Ashley  
Notary Public in and for the State of  
Washington



Residing at Sedro-Woolley  
My appointment expires: 9/11/2014

## DESCRIPTION:

Lot 73 and the Westerly  $\frac{1}{2}$  of vacated Alder Street of "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, EXCEPT County road known as H.C. Peters Road, AND EXCEPT that portion of Lot 73 as said lot is shown on Record of Survey filed in Book 2 of Surveys, page 200, under Auditor's File No. 7910250040, described as follows:

Beginning at the Northwest corner of said Lot 73;  
 thence North  $44^{\circ}42'50''$  East along the Northerly line of said Lot 73, a distance of 178.82 feet to the Easterly right of way of a County road known as the H.C. Peters Road;  
 thence South  $49^{\circ}21'30''$  East along the Easterly line of said County road, a distance of 20.00 feet to the true point of beginning;  
 thence North  $37^{\circ}11'54''$  East, a distance of 152.52 feet to a  $\frac{1}{2}$  inch rebar set as shown on said Record of Survey being on the Northerly boundary of said Lot 73;  
 thence South  $44^{\circ}42'50''$  West along the Northerly line of said Lot 73, a distance of 152.63 feet to the Easterly margin of said County road;  
 thence South  $49^{\circ}21'30''$  East, a distance of 20.00 feet to the true point of beginning,

ALSO EXCEPT that portion that lies Southwesterly of the Southerly margin of the H.C. Peters County Road, also known as West Big Lake Boulevard, and West of the following described line:

Beginning at the Southwest corner of Lot 76 of said plat;  
 thence North  $45^{\circ}17'10''$  West along the Southwesterly line of said plat, a distance of 407.80 feet to the true point of beginning of this line description;  
 thence North  $23^{\circ}12'00''$  East, a distance of 36.53 feet;  
 thence on a curve to the right Northeasterly, which center to said curve bears South  $66^{\circ}48'00''$  East, having a radius of 101.15 feet, an arc distance of 53.23 feet;  
 thence North  $53^{\circ}21'15''$  East, a distance of 6.77 feet to the Southwesterly margin of said County road and the terminus of this line description,

AND ALSO EXCEPT that portion of Tract 73, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, also shown on that certain Record of Survey map recorded in Volume 2 of Surveys, page 200, under Auditor's File No. 7910250040, said portion being more particularly described as follows:

Beginning at the Northwest corner of said Tract 73;  
 thence North  $44^{\circ}42'50''$  East along the Northerly line of said Tract 73 for a distance of 178.82 feet, more or less, to the Easterly right of way line margin of a County road known as the H.C. Peters Road;  
 thence South  $49^{\circ}21'30''$  East along said Easterly margin for a distance of 20.00 feet to the Southeasterly corner of Parcel "B" of that certain property described on Statutory Warranty Deed to Robert L. Sager and Janice C. Sager, husband and wife, recorded under Skagit County Auditor's File No. 8112210049;  
 thence North  $37^{\circ}11'54''$  East along the Southeasterly line of said Sager Parcel "B" for a distance of 81.28 feet to the true point of beginning.  
 thence North  $44^{\circ}42'50''$  East parallel with said Northerly line of Tract 73, 37.42 feet;  
 thence North  $82^{\circ}10'33''$  East, 9.34 feet;



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## DESCRIPTION CONTINUED:

thence North 44°42'50" East, 25.80 feet;  
 thence North 45°17'10" West, 15.00 feet, more or less, to the Northerly corner of said Sager Parcel "B",  
 being a point on the Northerly line of said Tract 73;  
 thence South 44°42'50" West along said Northerly line of Tract 73, 112.63 feet;  
 thence South 45°17'10" East, 5.00 feet;  
 thence North 44°42'50" East, 42.00 feet, to a point bearing North 45°17'10" West, from the true point of  
 beginning;  
 thence South 45°17'10" East, 4.32 feet, more or less, to the true point of beginning.

TOGETHER WITH that portion of Government Lot 2, Section 1, Township 33 North, Range 4 East, W.M.,  
 lying Southwesterly of the plat of FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT  
 COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County,  
 Washington, described as follows:

Beginning at the Southwest corner of Lot 76 of said plat;  
 thence North 45°17'10" West along the Southwesterly line of said plat, a distance of 185.50 feet to the  
 centerline of Alder Street, as now vacated, and the true point of beginning;  
 thence South 44°42'50" West, perpendicular to the Southwesterly line of said plat, a distance of 77.35 feet;  
 thence Northwesterly on a curve to the left, which center of said curve bears South 51°09'23" West, having a  
 radius of 304.23 feet, an arc distance of 40.01 feet;  
 thence North 46°22'42" West, a distance of 72.34 feet;  
 thence Northwesterly, on a curve to the right, which center to said curve bears North 43°37'18" East, having  
 a radius of 113.94 feet, an arc distance of 138.36 feet;  
 thence North 23°12'00" East, a distance of 5.09 feet to the Southwesterly line of said plat;  
 thence South 45°17'10" East, along said Southwesterly line, a distance of 222.30 feet to the true point of  
 beginning.

AND ALSO TOGETHER WITH a non-exclusive easement 60.00 feet in width for ingress, egress and  
 utilities over, under, across and through Lot 73 in the plat of FIRST ADDITION BIG LAKE WATER  
 FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page  
 15, records of Skagit County, Washington, and Government Lot 2, Section 1, Township 33 North, Range 4  
 East, W.M., and lies 30.00 feet on each side of the following described centerline:

Beginning at the Southwest corner of Lot 76 of said plat;  
 thence North 45°17'10" West, along the Southwesterly line of said plat, a distance of 488.68 feet to the  
 Southeast corner of Lot 72 of said plat;  
 thence North 44°42'50" West along the East line of said Lot 72, a distance of 88.51 feet to the Southwesterly  
 margin of the H.C. Peters County Road, also known as West Big Lake Boulevard;  
 thence South 49°21'30" East, along said Southwesterly margin, a distance of 32.00 feet to the true point of  
 beginning of this centerline description;  
 thence Southwesterly along a curve to the left, which center to said curve bears South 36°38'45" East, having  
 a radius of 131.15 feet, an arc distance of 69.02 feet;  
 thence South 23°12'00" West, a distance of 41.62 feet;  
 thence Southeasterly on a curve to the left, having a radius of 143.94 feet, an arc distance of 174.80 feet;



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DESCRIPTION CONTINUED:

thence South 46°22'42" East, a distance of 72.34 feet;  
thence Southeasterly, on a curve to the right, having a radius of 274.23 feet, an arc distance of 39.45 feet and the terminus of this centerline.

AND ALSO TOGETHER WITH that portion of Tract 73, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, and being a portion of Parcel "B" of that certain property described on Statutory Warranty Deed to Robert L. Sager and Janice C. Sager, husband and wife, recorded under Skagit County Auditor's File No. 8112210049, and also shown on that certain Record of Survey map recorded in Volume 2 of Surveys, page 200, under Auditor's File No. 7910250040, and being more particularly described as follows:

Beginning at the Northwest corner of said Tract 73;  
thence North 44°42'50" East along the Northerly line of said Tract 73 for a distance of 178.82 feet, more or less, to the Easterly right of way margin of a County road known as the H.C. Peters Road;  
thence South 49°21'30" East along said Easterly margin for a distance of 20.00 feet to the Southeasterly corner of said Sager Parcel "B" and being the true point of beginning;  
thence North 37°11'54" East along the Southeasterly line of said Sager Parcel "B", for a distance of 81.28 feet;  
thence North 45°17'10" West, 4.32 feet;  
thence South 44°42'50" West parallel with the Northerly line of said Tract 73 for a distance of 42.00 feet;  
thence North 45°17'10" West, 5.00 feet, more or less, to said Northerly line of Tract 73;  
thence South 44°42'50" West along said Northerly line 40.00 feet, more or less, to said Easterly right of way margin of H.C. Peters Road at a point bearing North 49°21'30" West from the true point of beginning;  
thence South 49°21'30" East along said Easterly right of way margin 20.00 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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