

When recorded return to:
Diane MaKaeli
17522 State Route 9
Mount Vernon, WA 98274



Skagit County Auditor \$75.00
3/21/2016 Page 1 of 3 1:48PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2016927
MAR 21 2016

Escrow No.: 620026581

Amount Paid \$ 9,706.⁰⁰
Skagit Co. Treasurer
By *Jan* Deputy

CHICAGO TITLE
620026581

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason Ragsdale, an unmarried man; and Terry Birdsell, a married man, as his separate estate

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

in hand paid, conveys, and warrants to Diane MaKaeli, an unmarried woman

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

PARCEL A:

That portion of Government Lot 7, Section 36, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the Westerly right-of-way line of the Northern Pacific Railway Co., a distance of 300 feet South of the North line of said Government Lot 7;
thence West parallel with the North line of said Government Lot 7 to the shore line of Big Lake;
thence Southerly along said shore line of Big Lake to a point 450 feet South of the North line of said Government Lot 7;
thence East to the right-of-way line of said railway company;
thence Northerly following said right-of-way line to the point of beginning.

EXCEPT the North 60 feet thereof.

PARCEL B:

That portion of the 100-foot wide railroad right-of-way known as the Northern Pacific Railroad, in the Southeast Quarter of Section 36, Township 34 North, Range 4 East of the Willamette Meridian, lying between the Easterly extension of both the North and South lines of that certain tract sold to Michael F. Kerwick, et ux, by contract recorded October 30, 1980, under Auditor's File No. 8010300056, records of Skagit County, Wa;

EXCEPT that portion thereof, if any, lying within the existing as-built right-of-way of State Highway 9.

All situated in Skagit County, Washington

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

Tax Parcel Number(s): P29879 / 340436-0-016-0006,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 18, 2016

[Signature]
Jason Ragsdale
[Signature]
Terry Birdsell

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Jason Ragsdale and Terry Birdsell
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 3-21-16

[Signature]
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 3-10-17
cm



EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument
Recorded: September 8, 1943 and August 10, 1945
Auditor's No.: 365377 and 382488, records of Skagit County, WA
In favor of: Annie C. Thompson
For: Road purposes
Affects: The Easterly 30 feet of Parcel A
2. Easement, including the terms and conditions thereof, granted by instrument
Recorded: January 20, 1979
Auditor's No.: 395505, records of Skagit County, WA
In favor of: Skagit County Sewer District No. 2
For: Sanitary sewers with necessary appurtenances
Affects: A portion of Parcel A. The exact location and extent of said easement is undisclosed of record
3. Easement, including the terms and conditions thereof, granted by instrument
Recorded: December 28, 1993
Auditor's No.: 9312280173, records of Skagit County, WA
In favor of: Stephen J. Ruhl and Janet M. Ruhl, husband and wife
For: Ingress and egress
Affects: The South 10 feet and the East 30 feet of Parcel B
4. Right to overflow and inundate the bed and shores of Big Lake as granted to Day Lumber Co. by Department of Public Lands, Office of the Commissioner by an order.
Dated: April 7, 1924
Recorded: April 21, 1924
Auditor's No.: 173578, records of Skagit County, Wa
5. Agreement, including the terms and conditions thereof, entered into
By: Michael Kerwick and Catherine Kerwick, husband and wife
And between: Stephen J. Ruhl and Janet M. Ruhl, husband and wife
Recorded: December 28, 1993
Auditor's No.: 9312280173, records of Skagit County, WA
Providing: Construct and maintain roadway
6. Access connection permit and the terms and conditions thereof.
Recorded: March 20, 1995
Auditor's No.: 9503200058, records of Skagit County, Wa
Executed By: Michael F. Kerwick and The Department of Transportation
7. The terms and conditions of an annexation to the Skagit County Sewer District Number 2.
Recorded: November 28, 1984
Auditor's No.: 8411280007, records of Skagit County, Wa

Amended by instrument:
Recorded: January 7, 1986
Auditor's No.: 8601070029, records of Skagit County, Wa
8. As to any portion of said land now, formerly or in the future covered by water; Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.