

When recorded return to:

Mr. Robert Howard
4228 Meins Road
Sedro-Woolley, WA 98284



201603290045

Skagit County Auditor \$77.00
3/29/2016 Page 1 of 5 12:50PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 154655-SE ✓

Grantor: Jacqueline Ensley
Grantee: Robert Howard

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR JACQUELINE ENSLEY, as her separate property (unmarried) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ROBERT HOWARD, A MARRIED MAN AS HIS SEPARATE ESTATE, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NW NE & SW NE, 26-36-4 E W.M. *RM*

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 360426-0-004-0302, P103613, 360426-1-001-0300, P105693, 360426-0-008-0006, P50008

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. 154655-SE.

Tax Parcel Number(s): 360426-0-004-0302, P103613, 360426-1-001-0300, P105693, 360426-0-008-0006, P50008

Dated 3/25/2016

Jacqueline Ensley
Jacqueline Ensley

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161053
MAR 29 2016

Amount Paid \$ 3565.00
Skagit Co. Treasurer
By *[Signature]* Deputy

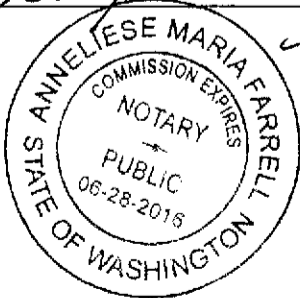
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jacqueline Ensley

the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/25/2016

Anneliese Maria Farrell



Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/16

DESCRIPTION:

PARCEL "A":

That portion of the Northwest ¼ of the Northeast ¼ of Section 26, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Northwest ¼ of the Northeast ¼;
thence North 89°25'40" East 330.00 feet along the South line of said subdivision to the Southeast corner of that certain tract described in Statutory Warranty Deed to James and Pamela Carpenter, husband and wife, recorded under Skagit County Auditor's File No. 8303240040 and being the true point of beginning;
thence North 0°21'00" West 371.49 feet along the East line of said Carpenter Tract, (being parallel with the West line of said subdivision);
thence North 89°25'40" East 323.24 feet parallel with the South line of said subdivision to the Westerly margin of that certain 30.00 foot wide Right of Way Easement to Jesse Galbreath et al, recorded under Skagit County Auditor's File No. 759060;
thence along said Westerly right of way line South 16°35'44" West 327.60 feet;
thence South 13°07'03" East 59.91 feet to the South line of said Northwest ¼ of the Northeast ¼ of Section 26;
thence South 89°25'40" West 241.00 feet along said South line to the true point of beginning.

SUBJECT TO AND TOGETHER WITH that certain 30.00 foot wide right of way easement for ingress, egress, and utilities as described in said Right of Way Deed to Galbreath et al recorded under Skagit County Auditor's File No. 759060.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH a 60.00 foot wide easement for ingress, egress and utilities being approximately centered along the existing gravel driveway (being the roadway previously referred to by Right of Way Deed recorded under Auditor's File No. 759060). The centerline being more particularly described as follows:

Beginning at the Northeast corner of Tract "A" as shown on that certain Record of Survey Map recorded in Volume 1 of Surveys, page 122, records of Skagit County, Washington (also being the centerline of a 30.00 foot wide easement for road and utilities shown thereon);
thence North 13°07'03" West 59.27 feet;
thence North 16°35'44" East 117.38 feet to the North line of the South 170.00 feet of the North ½ of the Northeast ¼ of Section 26, Township 36 North, Range 4 East, W.M., and the terminus of said centerline.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southwest ¼ of the Northeast ¼ of Section 26, Township 36 North, Range 4 East, W.M., (also being a portion of Parcel "A" of that certain Record of Survey Map recorded in Volume 12 of Surveys, pages 125 and 126, records of Skagit County, Washington) being more particularly described as follows:

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DESCRIPTION CONTINUED:

PARCEL "B" continued:

Beginning at the Northwest corner of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North $89^{\circ}25'40''$ East, 330.00 feet along the North line of said subdivision to the Southeast corner of that certain tract described in Statutory Warranty Deed to James and Pamela Carpenter, husband and wife, recorded under Skagit County Auditor's File No. 8303240040, and being the true point of beginning;
thence South $8^{\circ}47'55''$ East, 57.74 feet to an old fence line corner;
thence along the remains of an old fence line as follows: North $89^{\circ}31'39''$ East, 70.96 feet;
thence South $86^{\circ}34'52''$ East, 28.98 feet;
thence North $87^{\circ}12'31''$ East 54.48 feet;
thence South $88^{\circ}04'30''$ East, 41.91 feet to the East end of said old fence line;
thence continue South $88^{\circ}04'30''$ East, 65.75 feet to the East line of that certain tract described in Statutory Warranty Deed to Dennis and Margaret Anderson, husband and wife, recorded under Skagit County Auditor's File No. 9201230088;
thence North $13^{\circ}07'03''$ West, 63.38 feet along said East line to the Northeast corner thereof;
thence South $89^{\circ}25'40''$ West, 256.37 feet along the North line of said Anderson Tract (also being the North line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 36 North, Range 4 East, W.M.) to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said Northeast $\frac{1}{4}$;
thence South $89^{\circ}50'00''$ West, along the South line of said Northeast $\frac{1}{4}$, 1,292.65 feet to the Southeast corner of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence continue South $89^{\circ}50'00''$ West, along said South line, 19.65 feet;
thence North $1^{\circ}13'14''$ West 251.54 feet to an intersection with the Northeasterly margin of the Prairie County Road, said intersection to be hereinafter referred to as Point "X";
thence North $48^{\circ}47'45''$ West along said Northeasterly margin, 907.02 feet;
thence North $51^{\circ}30'24''$ East 247.66 feet;
thence North $37^{\circ}42'46''$ West 298.87 feet to the true point of beginning;
thence South $37^{\circ}42'46''$ East, 335.24 feet;
thence North $87^{\circ}38'00''$ East 450.91 feet to a point that is North $1^{\circ}13'14''$ West from before mentioned Point "X";
thence North $1^{\circ}13'14''$ West 331.61 feet to an intersection with the North line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence South $89^{\circ}25'40''$ West along said North line 666.81 feet to a point that is North $13^{\circ}07'03''$ West from the true point of beginning;
thence South $13^{\circ}07'03''$ East 80.39 feet to the true point of beginning; (Being known as Tract B of Survey recorded in Volume 1 of Surveys, page 122, under Auditor's File No. 812296.)

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DESCRIPTION CONTINUED:

PARCEL "C" continued:

TOGETHER WITH easements for ingress, egress, road and utilities, as described hereinbelow:

A non-exclusive easement for ingress, egress, road and utilities, over, under and upon a strip of land being 30.00 feet in width in a portion of the Northeast ¼ in Section 26, Township 36 North, Range 4 East, W.M., said 30.00 foot strip lying 15.00 feet on each side of the following described centerline:

Beginning at the Southeast corner of said Northeast ¼;
thence South 89°50'00" West along the South line of said Northeast ¼; 1,292.65 feet to the Southeast corner of the Southwest ¼ of the Northeast ¼;
thence continue South 89°50'00" West, along said South line, 19.65 feet;
thence North 1°13'14" West 231.54 feet to an intersection with the Northeasterly margin of the Prairie County Road, said intersection to be hereinafter referred to as Point "X";
thence South 48°47'45" East along said Northeasterly margin, 116.36 feet to a point of curvature in said margin;
thence continuing along said margin and along the arc of said curve to the left having a radius of 542.96 feet, through a central angle of 24°39'46", an arc distance of 233.72 feet to the true point of beginning of said 30.00 foot easement strip;
thence North 12°37'55" West, 131.82 feet;
thence North 27°1'50" West, 233.39 feet;
thence North 33°20'00" West 144.18 feet to a point of curvature;
thence along the arc of said curve to the left having a radius of 480.00 feet, through a central angle of 15°22'33", an arc distance of 128.81 feet to a point in said curve that is North 1°13'14" West 365.33 feet from before mentioned Point "X";
thence continue along said curve to the left having a central angle of 18°47'49" an arc distance of 157.47 feet to a point of tangency;
thence North 67°30'22" West 118.65 feet to a point of curvature;
thence along the arc of said curve to the right having a radius of 230.00 feet, through a central angle of 29°47'36", an arc distance of 119.60 feet to a point of tangency;
thence North 37°42'46" West 199.22 feet to a point to be hereinafter referred to as Point "Y";
thence continue North 37°42'46" West 335.24 feet;
thence North 13°07'03" West 80.38 feet to an intersection with the North line of said Southwest ¼ of the Northeast ¼ and the terminus of said centerline:

AND ALSO a non-exclusive easement for said purposes being 30.00 feet in width and lying 20.00 feet Northerly and 10.00 feet Southerly of the following described line:

Beginning at before mentioned Point "Y";
thence North 87°38'00" East along said line, 450.91 feet to a point that is North 1°13'14" West 741.66 feet from before mentioned Point "X";
thence North 87°43'15" East 20.00 feet to the terminus of said line;

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DESCRIPTION CONTINUED:

PARCEL "C" continued:

AND ALSO a non-exclusive easement for said purposes being more particularly described as follows:

Beginning at before mentioned Point "Y";
thence North $87^{\circ}38'00''$ East, 73.86 feet;
thence at a right angle South $2^{\circ}22'00''$ East 10.00 feet to the margin of the above described easement
and an intersection with the arc of a curve, said intersection being the true point of beginning;
thence along the arc of said curve to the left concave to the Southeast having an initial tangent bearing
of South $87^{\circ}38'00''$ West, and having a radius of 25.00 feet, through a central angle of $125^{\circ}20'46''$ an
arc distance of 54.69 feet to a cusp:
thence North $37^{\circ}42'46''$ West 48.38 feet;
thence North $87^{\circ}38'00''$ East 48.38 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.