

UNRECORDED DOCUMENT

When recorded return to:  
Kevin Buchanan  
16075 Beaver Lake Road  
Mount Vernon, WA 98273



Skagit County Auditor \$75.00  
6/17/2016 Page 1 of 3 11:54AM

Filed for record at the request of:



**CHICAGO TITLE**  
COUNTY OF WASHINGTON

425 Commercial St.  
Mount Vernon, WA 98273

Escrow No.: 620027089

**CHICAGO TITLE**

**STATUTORY WARRANTY DEED**

Brode and

THE GRANTOR(S) Samuel Brode and Marianne French Brode, 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 Kevin Buchanan, a single person and Alix Buchanan, a single person

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

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

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

PTN NE NE, 30-34-05 Tax/Map ID(s):

Tax Parcel Number(s): P30485 / 340530-1-002-0005,

Subject to:

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

Dated: June 15, 2016

Samuel Brode  
Samuel Brode

Marianne French Brode  
Marianne French Brode

20162490  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 17 2016

Amount Paid \$ 1,544.70  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED

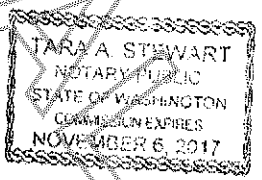
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Samuel Brock and Mary Ann French Brock  
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: 6/10/10

Tara A. Stewart  
Name: Tara A. Stewart  
Notary Public in and for the State of WA  
Residing at: Macusville  
My appointment expires: 11/6/17



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P30485 / 340530-1-002-0005

The West 230 feet of that portion of the Northeast Quarter of the Northeast Quarter of Section 30, Township 34 North, Range 5 East of the Willamette Meridian, lying Southerly of the Gunderson County Road, as measured by a line drawn parallel with and 230 feet East of the West line of said subdivision;

EXCEPT that portion Easterly of Nookachamps Creek, if any, as conveyed to Rome Montle and Sidney Montle, husband and wife, by deed dated October 18, 1961 and recorded November 2, 1961, under Auditor's File No. 614038, records of Skagit County, Washington;

ALSO EXCEPT that portion conveyed to Skagit County by right-of-way deed recorded July 31, 1986, under Auditor's File No. 8607310003, records of Skagit County, Washington.

Situate in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

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

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: August 13, 1987  
Recording No.: 8708250052

2. Skagit County Conditional Agreement - Alternative Sewage System Installation including the terms, covenants and provisions thereof  
Recording Date: May 1, 1992  
Recording No.: 9205010060
3. Lot Certification including the terms, covenants and provisions thereof  
Recording Date: July 9, 1993  
Recording No.: \*9307090109
4. 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.
5. City, county or local improvement district assessments, if any.