

When recorded return to:
Jacob L. Jennings and Brenda Jennings
13083 Glenwood Drive
Mount Vernon, WA 98273



201606230089

Skagit County Auditor \$77.00
6/23/2016 Page 1 of 5 3:35PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026888

CHICAGO TITLE

620026888

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Custance and Susan Custance, 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 Jacob L. Jennings and Brenda Jennings, a married couple
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 Tract B of Survey 8810270058 and Ptn Lots 1-2, Block 6, Bingham Acreage

Tax Parcel Number(s): P62221 / 3864-006-003-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2602
JUN 23 2016

Amount Paid \$ 8104.²³
Skagit Co. Treasurer
By *M. W. W.* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 21, 2016

Michael Custance
Michael Custance
Susan Custance
Susan Custance

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael Custance and Susan Custance are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 22, 2016

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62221 / 3864-006-003-0003

PARCEL A:

That portion of the Northeast Quarter of Section 11, Township 34 North, Range 4 East of the Willamette Meridian, in Skagit County, Washington, more particularly described as Tract B as shown on record of Survey recorded in Volume 8 of Surveys, pages 78 and 79, under Skagit County Auditor's File No. 8810270058, records of Skagit County, Washington;

TOGETHER WITH that portion conveyed by Boundary Line Adjustment Quit Claim Deed recorded October 22, 2007, under Auditor's File No. 200710220110, records of Skagit County, Washington, more particularly described as follows:

That portion of Lots 1 and 2 of Block 6 of the PLAT OF BINGHAM ACREAGE filed in Volume 4 of Plats, page 24, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of Tract B shown on that certain survey for Avery N. Martin filed in Volume 8 of Surveys, at page 78, records of Skagit County, Washington, which point is on the South line of Lot 1, Block 6, of said Plat of Bingham Acreage;
Thence South 89°31'04" East along the South line of said Plat of Bingham Acreage, a distance of 176.00 feet;
Thence North 0°08'45" East, a distance of 364.54 feet to a point on the Southeasterly line of said Tract B which is 403.87 feet from the Southeast corner thereof;
Thence South 25°58'50" West along the Southeasterly line of said Tract B, a distance of 403.87 feet to the point of beginning of this description;

EXCEPT that portion conveyed by Boundary Line Adjustment Quit Claim Deed recorded October 22, 2007, under Auditor's File No. 200710220111, records of Skagit County, Washington, more particularly described as follows:

That portion of Tract B shown on that certain survey for Avery N. Martin filed in Volume 8 of Surveys, page 78, under Auditor's File No. 8810270058, records of Skagit County, Washington, described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 11, Township 34 North, Range 4 East of the Willamette Meridian;
Thence North 89°30'50" East, a distance of 752.50 feet to the Northerly extension of the East line of the county road as conveyed to Skagit County by deed dated April 20, 1962 and recorded under Auditor's File No. 620549, records of Skagit County, Washington;
Thence South along the East line of said road, a distance of 903.45 feet to the angle point in the right of way line of said road;
Thence continuing South along the Southerly projection of the East line of said road, a distance of 129.22 feet to a point on the Westerly line of said Tract B and the point of beginning of this description;
Thence continuing on the Southerly projection of the East line of said county road, a distance of 265.74 feet to the South line of the plat of Bingham Acreage filed in Volume 4 of Plats, page 24, records of Skagit County, Washington;
Thence North 89°31'04" West along the South line of said plat, a distance of 192.40 feet to the

EXHIBIT "A"
Legal Description
(continued)

Southwest corner of said Tract B;
Thence Northerly and Northeasterly along the Northwesterly line of said Tract B to the point of
beginning of this description.

Situated in Skagit County, Washington

PARCEL B:

A 20 foot non-exclusive easement for ingress, egress and utilities as delineated on the face of said
Survey recorded in Volume 8 of Surveys, page 78 and 79, under Auditor's File No. 8810270058,
records of Skagit County, Washington and granted by instrument recorded December 14, 1998, under
Auditor's File No. 9812140074, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown.

2. Agreement including the terms, covenants and provisions thereof;

Regarding: Aerobic Treatment Unit Service Agreement
Executed by: Michael and Susan Constance and Health and Human Services
Recording Date: November 4, 2005
Recording No.: 200511040188

3. Covenants, conditions, easements and restrictions, contained in the following instrument;

Recording Date: October 22, 2007
Recording No.: 200710220110

4. Skagit County Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: November 5, 2007
Recording No.: 200711050142 (re-record of AF 200507290250)

5. Any failure to comply with terms and conditions contained in the instrument creating the easement described as

Parcel No.: P62148
Purpose: Ingress, egress and utilities
Recording Date: August 22, 2008
Recording No.: 200808220071

Reference is hereby made to said document for full particulars.

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

Granted to: Skagit County
Purpose: Temporary construction easement
Recording Date: March 6, 2013
Recording No.: 201303060009
Affects: Said premises

7. City, county or local improvement district assessments, if any.