

When recorded return to:  
Derek D. Holmes  
1336 Cascadia  
Sedro Woolley, WA 98284



201607080021

Skagit County Auditor \$74.00  
7/8/2016 Page 1 of 2 9:07AM

Filed for Record at Request of  
Land Title & Escrow  
Escrow Number: 155313-OAE ✓

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 2859  
JUL 08 2016

Amount Paid \$ 1,224.30  
Skagit Co. Treasurer  
By *Mdm Deputy*

Grantor: The Estate of Norman R. Button, deceased, Skagit County Superior Court Probate Cause No. 13-4-00166-7

Grantee: Derek D. Holmes and Dana L. Holmes

Tax Parcel Number(s): P40544/350533-0-001-0400

Abbreviated Legal: Ptn W 1/2 Of NW 1/4, 33-35-5 E W.M. AKA Tract 12, Steelhead Bend (Panorama Plateau).

Land Title and Escrow

## Statutory Warranty Deed

THE GRANTOR(S) Troy A. Button, as Personal Representative of the Estate of Norman R. Button, deceased, Skagit County Superior Court Probate Cause No. 13-4-00166-7 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Derek D. Holmes and Dana L. Holmes, husband and wife GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

### PARCEL "A":

Tract 12 of unrecorded plat of Steelhead Bend (Panorama Plateau), more fully described as follows:

That portion of the Northwest  $\frac{1}{4}$  of Section 33, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Southwest corner of said Northwest  $\frac{1}{4}$ ;  
thence North  $0^{\circ}47'30''$  West, along the West line of said Northwest  $\frac{1}{4}$ , a distance of 910.00 feet to the point of beginning;  
thence continuing North  $0^{\circ}47'30''$  West 220.00 feet;  
thence North  $89^{\circ}25'29''$  East, parallel to the South line of said Northwest  $\frac{1}{4}$ , a distance of 990.00 feet;  
thence South  $0^{\circ}47'30''$  East, parallel to the West line of said Northwest  $\frac{1}{4}$ , a distance of 220.00 feet;  
thence South  $89^{\circ}25'29''$  West, parallel to the South line of said Northwest  $\frac{1}{4}$ , a distance of 990.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

A non-exclusive easement 100 feet in width for ingress, egress and utilities over and across Section 33, Township 35 North, Range 5 East, W.M., the centerline of which is described as follows:

Beginning at the East  $\frac{1}{4}$  corner of said Section 33;  
thence South  $89^{\circ}25'29''$  West, along the East-West centerline of said Section 33, a distance of 1,000.00 feet;  
thence South  $3^{\circ}00'16''$  West, 505 feet, more or less, to a point on the North line of the County road known as the Old Day Creek Road, said point also being the point of beginning of herein described centerline;  
thence North  $3^{\circ}00'16''$  East 505 feet, more or less, to the East-West centerline of said Section 33;  
thence continuing North  $3^{\circ}00'16''$  East 250.43 feet;  
thence South  $89^{\circ}25'29''$  West, parallel to the East-West centerline of Section 33, a distance of 420.00 feet;

thence North 0°33'37" East 410.00 feet;  
thence South 89°25'29" West, parallel to said East-West centerline of Section 33, a distance of 2,850 feet to the terminus of herein described centerline.

ALSO, a non-exclusive easement for ingress, egress and utilities over and across the South 60 feet of Tract 22 of unrecorded plat of Steelhead Bend, more particularly described as follows:

Beginning at the Southwest corner of the Northwest ¼ of said Section 33;  
thence North 0°47'30" West along the West line of said subdivision a distance of 250 feet;  
thence North 89°25'29" East, parallel to the South line of said subdivision, a distance of 990 feet;  
thence North 0°47'30" West, parallel to the West line of said subdivision, a distance of 469.88 feet to the true point of beginning;  
thence South 0°47'30" East a distance of 60 feet;  
thence North 89°25'29" East, parallel to the South line of said Northwest ¼, a distance of 390.30 feet;  
thence North 0°33'37" East to a point which is North 89°25'29" East from the true point of beginning;  
thence South 89°25'29" West to the aforementioned true point of beginning. EXCEPTING from said South 60 feet of Tract 22, any portion thereof lying within the above described 100 foot strip of land.

ALSO, a non-exclusive easement for ingress, egress and utilities over, under and upon a tract of land 60 feet in width lying 30 feet on each side of the following described centerline, described as follows:

Beginning at the West ¼ corner of said Section 33;  
thence North 89°55'08" East along the East-West centerline of said Section 33, a distance of 990.00 feet;  
thence North 0°18'51" West parallel with the West line of the Northwest ¼ of said Section 33, a distance of 660.00 feet to the true point of beginning;  
thence continue North 0°18'51" West a distance of 550.64 feet;  
thence North 53°25' West, a distance of 601.81 feet to the terminus of said described line,  
EXCEPTING from said 60 foot strip that portion lying within the boundaries of the above described South 60 feet of Tract 22 and within the boundaries of said above described Tracts 12, 13 and 14 of unrecorded plat of Steelhead Bend.

Situate in the County of Skagit, State of Washington.

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. 155313-OAE.

Dated June 23, 2016

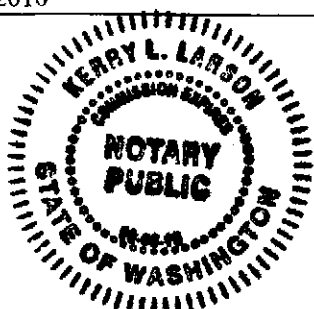
The Estate of Norman R. Button, deceased, Skagit  
County Superior Court Probate Cause No. 13-4-  
00166-7

By: Troy A. Button, Personal Representative

STATE OF Washington }  
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Troy A. Button  
signed this instrument, on oath stated that he is  
authorized to execute the instrument and acknowledged it as the Personal Representative  
of Estate of Norman R. Button, deceased to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated: June 23, 2016



Kerry L. Larson  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 8-06-2019