



201607290095

Skagit County Auditor

\$75.00

7/29/2016 Page

1 of

3 1:34PM

When recorded return to:

Bustard Custom Construction, Inc.  
P. O. Box 1243  
Marysville, WA 98270

Filed for Record at Request of  
Barlow Escrow, Inc.  
Escrow Number: 16070204

## Statutory Warranty Deed

THE GRANTOR Robert J. Withers and Jeanne Withers, Co-Trustees of the Withers Family Trust for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bustard Custom Construction, Inc., a Washington Corporation the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

PTN SE SE SEC 30, T2N, 34N, R6 4E

Tax Parcel Number(s): 340430-4-014-0006

Land Title and Escrow

# 155867-

See Attached exhibit "A" made a part hereof by this SKAGIT COUNTY WASHINGTON  
Subject To: Attached Exhibit "B" made a part hereof REAL ESTATE EXCISE TAX  
20163251  
JUL 29 2016

Dated July 18, 2016

Amount Paid \$ 1233.20  
Skagit Co. Treasurer  
By *mem* Deputy

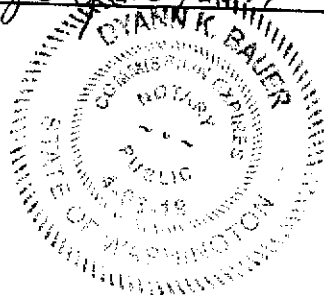
Withers Family Trust

*[Signature]*  
By: Robert J. Withers, Trustee

*[Signature]*  
By: Jeanne Withers, Trustee

STATE OF WA  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Robert J. Withers & Jeanne Withers  
is/are the person(s) who appeared before  
me, and said person(s) acknowledge that they signed this instrument, on oath stated they  
is/are authorized to execute the instrument and acknowledge that as the  
Trustees of Withers Family Trust  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: July 29, 2016Notary Public in and for the State of WAResiding at ArlingtonMy appointment expires: 4-3-2019

## Exhibit "A"

### Legal Description:

That portion of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 30, Township 34 North, Range 4 East, W.M., that lies West of the Great Northern Railway Company right-of-way, EXCEPT that portion thereof embraced within the boundaries of the following described tract:

Beginning at the point of intersection of the Westerly line of the Great Northern Railway Company right-of-way with the North line of Section 31, said Township and Range;  
thence Southerly along the Westerly line of said railway right-of-way, 227 feet, more or less, to the Northeast corner of the lands conveyed to John Olson and Mary Olson, husband and wife, by deed recorded in Volume 153 of Deeds, page 551, under Auditor's File No. 234215, records of said County;  
thence West on the North line of said Olson Lands, 1,126 feet, more or less, to the East line of the County Road along the East side of Britt's Slough;  
thence Northerly along the East line of said County Road to a point 35 rods North of the South line of Section 30, said Township and Range;  
thence East 161 feet, more or less, to the West line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , said Section 30;  
thence North on the West line of said Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  to the Northwest corner of the lands conveyed to Herman L. Peterson and Sandra Peterson, husband and wife, by deed recorded in Volume 195 of Deeds, page 22, under Auditor's File No. 373500, record of said County;  
thence East 1,038 feet, more or less, to the West line of the Great Northern Railway Company right of way;  
thence Southerly on said right-of-way line, 912 feet, more or less, to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a twenty (20) foot wide strip of land the centerline of which is described as follows:

Beginning at the Southeast corner of a strip of land conveyed to the City of Mount Vernon for Cleveland Avenue right-of-way by deed recorded December 9, 2002, under Auditor's File No. 200212090262;  
thence South  $88^{\circ}14'04''$  West along the South line of said strip 15.01 feet to the centerline of said strip, said point being the true point of beginning;  
thence South  $0^{\circ}07'45''$  West along the produced centerline of said strip to the North line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 30, Township 34 North, Range 4 East, W.M., said point being the terminus of said line.

Escrow No.: 16070204

## Exhibit "B"

**Subject to:**

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.