



201609010115

WHEN RECORDED RETURN TO:

Name: Thais M. Armstrong and Howard L. Armstrong
Address: 11510 Scott Road
Bow, WA 98232

Skagit County Auditor

\$79.00

9/1/2016 Page

1 of

7 3:08PM

155904-0

Land Title and Escrow

Escrow Number: 705830RT

Filed for Record at Request of: Rainier Title, LLC

STATUTORY WARRANTY DEED

THE GRANTOR(S), Sharon O'Brien, an unmarried person, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Thais M. Armstrong and Howard L. Armstrong, a ~~married couple~~

wife and husband

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

See attached Exhibit A, which is made a part hereof by this reference.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Lot 5 & Ptn Lot 6, Blk 5, Freestad's Plat, 1st Div. & Ptn Tidlands, 36-36-2 E W.M.

Tax Parcel Number(s): P65489, P47471

Dated: 8/18/2016

Sharon O'Brien
Sharon O'Brien

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163908

SEP 01 2016

Amount Paid \$ 5557.23

Skagit Co. Treasurer

By MG Deputy


STATE OF WASHINGTON

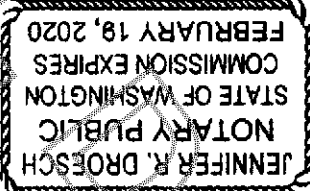
ss.

COUNTY OF ^{SRO} Skagit Snohomish

I certify that I know or have satisfactory evidence that **Sharon O'Brien** are the person(s) who appeared before me, and said person 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: August 26, 2016


Name: Jennifer R. Drosch
Notary Public in the State of WA
Residing in Shoreline
My Commission Expires: 2/19/2020



DESCRIPTION:

PARCEL "A":

Lots 5 and 6, Block 5, "FREESTAD'S PLAT, FIRST DIVISION," as per plat recorded in Volume 7 of Plats, page 69, records of Skagit County, Washington,

EXCEPT that portion of Lot 6, Block 5, which lies Southerly of a line described as follows:

Beginning at a point 330 feet North and South 72° East, 191.4 feet from the center of Section 36, Township 36 North, Range 2 East, W.M.;
thence North 72° West 290.4 feet;
thence North 6½° East 165 feet;
thence North 50½° East 244.2 feet;
thence North 65° East 330 feet;
thence South 55°15' East 99.66 feet;
thence South 66°7' West 436.92 feet to a point which is the beginning of the described line;
thence North 59°45'49" West a distance of 123.23 feet to a point on the centerline of the said Section 36, Township 36 North, Range 2 East, W.M., which point is the end of the said described line.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tidelands of the second class as conveyed by the State of Washington, described as follows:

Beginning at a point 330 feet North and South 72° East, 191.4 feet from the center of Section 36, Township 36 North, Range 2 East, W.M.;
thence North 72° West 290.4 feet;
thence North 6½° East 165 feet;
thence North 50½° East 244.2 feet;
thence North 65° East 330 feet;
thence South 55°15' East 99.66 feet;
thence South 66°7' West 436.92 feet;
thence South 21°37' East 331.98 feet;
thence Westerly 33 feet to the true point of beginning.

EXCEPT that portion of the above described tract which lies Southerly of a line described as follows:

Beginning at a point 330 feet North and South 72° East, 191.4 feet from the center of Section 36, Township 36 North, Range 2 East, W.M.;
thence North 72° West 290.4 feet;
thence North 6½° East 165 feet;
thence North 50½° East 244.2 feet;
thence North 65° East 330 feet;
thence South 55°15' East 99.66 feet;



DESCRIPTION CONTINUED:

PARCEL "B" continued:

thence South $66^{\circ}7'$ West 436.92 feet to a point which is the beginning of the described line;
thence North $59^{\circ}45'49''$ West a distance of 123.23 feet to a point on the centerline of the said Section 36,
Township 36 North, Range 2 East, W.M., which point is the end of the said described line.

ALSO EXCEPT that portion lying Easterly of a line commencing at the Northwest corner of Lot 4, Block 5,
"FREESTAD'S PLAT FIRST ADDITION," as per plat recorded in Volume 7 of Plats, page 69, records of
Skagit County, Washington, and running South $14^{\circ}51'34''$ East to a point on the Southerly line of the main
tract above described.

Situate in the County of Skagit, State of Washington.



Exhibit A

Subject To:

A. EASEMENT, INCLUDING TERMS & CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Transmission line
Dated: May 28, 1937
Recorded: June 4, 1937
Auditor's No.: 290762, (Volume 172 of Deeds page 164)

B. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: September 13, 1956
Recorded: September 14, 1956
Auditor's No.: 541441, (Volume 281 of Deeds page 33)

C. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:

Plat/Short Plat: Freestad's Plat, First Division
Recorded: October 29, 1956
Auditor's No.: 543467 (Volume 7 of Plats, page 69)

D. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: April 27, 1990
Auditor's File No.: 9004270006 As follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

- E. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
- F. Rights and easements of the public for commerce, navigation recreation and fisheries.
- G. Question of location of lateral boundaries of second-class tide (or shore) lands

End of Exhibit A

SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

The following is part of the Purchase and Sale Agreement dated July 18, 2016
between Thais M Armstrong Howard L Armstrong ("Buyer")
Buyer Buyer
and Sharon O'Brien ("Seller")
Seller Seller
concerning 11510 Scott Road Samish Island WA 98232 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Thais M Armstrong 07/18/2016
Buyer Date

Authentication
Sharon O'Brien 07/19/2016
Seller Date

Authentication
H. L. Armstrong 07/18/2016
Buyer Date

Sharon O'Brien 8/26/16
Seller Date

Thais M Armstrong
Howard L Armstrong 8/30/16

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Authentigen
Thais M Armstrong 07/18/2016
Buyer 8:45:07 PM PDT Date

Authentigen
Sharon O'Brien 07/19/2016
Seller 7:45:01 AM PDT Date

Authentigen
H. L. Armstrong 07/18/2016
Buyer 8:45:07 PM PDT Date

Authentigen
Sharon O'Brien 8/24/16
Seller Date