

When recorded return to:

Jon E. Backman and Christina R. Sanchez
2740 S Park Drive
Bellingham, WA 98225



201610210111

Skagit County Auditor \$76.00
10/21/2016 Page 1 of 4 1:53PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245386523

CHICAGO TITLE
020028816

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164815
OCT 21 2016

Amount Paid \$ 3120.⁰⁰
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Walter F. Corbin and Gayle A. Corbin, Trustees of the Walter F. Corbin Living Trust, u/a dated January 24, 2014 as to an undivided 50% interest, and Gayle A. Corbin and Walter F. Corbin, Trustees of the Gayle A. Corbin Living Trust, u/a dated January 24, 2014, as to an undivided 50%

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Jon E. Backman and Christina R. Sanchez, 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 GOV LOT 4, 01-36-03

Tax Parcel Number(s): P47502

Subject to: EXHIBIT "B": ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: October 12, 2016

Walter F. Corbin Living Trust, u/a dated January 24, 2014

BY: [Signature]
Walter F. Corbin, Trustee

BY: [Signature]
Gayle A. Corbin, Trustee

Gayle A. Corbin Living Trust u/a dated January 24, 2014

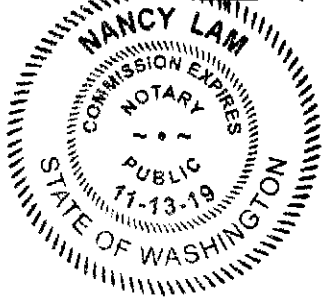
BY: [Signature]
Gayle A. Corbin, Trustee

BY: [Signature]
Walter F. Corbin, Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Walter F. Corbin and Gayle A. Corbin are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee, respectively, of the Walter F. Corbin Living Trust, u/a dated January 24, 2014 and of the Gayle A. Corbin Living Trust u/a dated January 24, 2014 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 20, 2016



[Signature]
Name: Nancy Lam
Notary Public in and for the State of Washington
Residing at: Bellingham
My appointment expires: 11-13-19

EXHIBIT "A"

Order No.: 245386523

For APN/Parcel ID(s): P47502 / 360301-0-005-0009

That portion of Government Lot 4 in Section 1, Township 36 North, Range 3 East, W.M., lying Westerly of the Alger-Lake Samish County Road and Northerly of the first described tract conveyed to James R. Hitz and Carol Ann Hitz, husband and wife, by Deed recorded December 9, 1980 under Auditor's File No. 8012090011;

EXCEPT an undivided interest in the West 30 feet thereof as conveyed to James A. McNally and Betty J. McNally, husband and wife, by Deed recorded February 2, 1970 under Auditors' File No. 735515, records of Skagit County, Washington,

AND EXCEPT an undivided interest in said West 30 feet as conveyed to James R. Hitz, et ux, by said Auditor's File No. 8012090011, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"

Order No. 245386523

1. 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: May 3, 1962

Recording No.: 621126

Affects: Portion of said premises

2. 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: February 4, 1991

Recording No.: 9102040075

Affects: Portion of said premises

3. Water Facilities Easement including the terms, covenants and provisions thereof

Recording Date: March 19, 1988

Recording No.: 9903190088

4. Skagit County Planning & Permit Center Findings of Fact including the terms, covenants and provisions thereof

Recording Date: June 28, 1999

Recording No.: 9906280003

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: September 27, 2001

Recording No.: 200109270018

Matters shown: Location of fenceline along the Southerly line of said premises

6. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: November 27, 2012

Recording No.: 201211270052

7. Reciprocal Grant of Easement and Agreement Relative Thereto including the terms, covenants and provisions thereof

Recording Date: February 15, 2013

Recording No.: 201302150139

8. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: February 23, 2016

Recording No.: 201602230041