

When recorded return to:  
William A. Tipton and Leah M. Tipton  
147 Appaloosa Lane  
Bellingham, WA 98229



Skagit County Auditor  
9/13/2017 Page

1 of

\$77.00  
4 11:32AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245395086

**CHICAGO TITLE**  
**020032111**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John E. Hilburn and Margaret P. Hilburn, husband and wife  
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 William A. Tipton and Leah M. Tipton, <sup>husband and wife</sup>  
<sup>A Married Couple</sup>  
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.)

Tax/Map ID(s): 360301-0-010-0002 360301-0-010-0200; PTN GOV LOT 4, 01-36-03

Tax Parcel Number(s): P47509, P47511, 360301-0-010-0002, 360301-0-010-0200

Subject to:

- 1. See Exhibit B, attached and made a part hereof

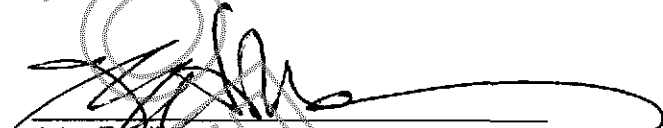

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

20174319  
**SEP 13 2017**

Amount Paid \$ 10.00  
Skagit Co. Treasurer  
By MB Deputy

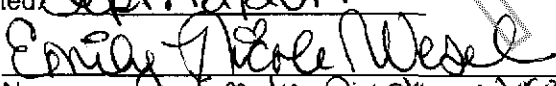
STATUTORY WARRANTY DEED  
(continued)

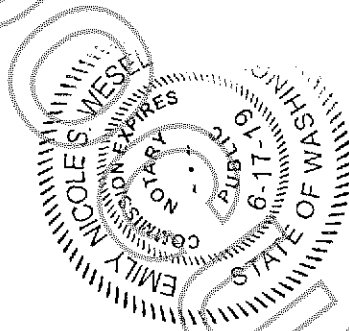
Dated: September 11, 2017

  
\_\_\_\_\_  
John E. Hilburn  
  
\_\_\_\_\_  
Margaret P. Hilburn

State of WASHINGTON  
County of SKAGIT Whatcom

I certify that I know or have satisfactory evidence that John E. Hilburn and Margaret P. Hilburn 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: Sept. 12, 2017  
  
\_\_\_\_\_  
Name: Emily Nicole Wesel  
Notary Public in and for the State of Washington  
Residing at: Blaine  
My appointment expires: 06/17/2019



**EXHIBIT "A"**  
Legal Description

**PARCEL A:**

That portion of Government Lot 4 of Section 1, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:  
Beginning at the intersection of the Westerly line of Lake Samish Road No. 2601 and the South line of said Government Lot 4;  
Thence North 87°17'28" West along the South line of Government Lot 4, a distance of 516.62 feet;  
Thence North 20°24'18" West, a distance of 457.16 feet to the true point of beginning;  
Thence continue North 20°24'18" West, a distance of 228.58 feet;  
Thence North 87°17'28" West, a distance of 280.33 feet, more or less, to a point on a line 30.0 feet Easterly of and parallel with the Westerly line of said Government Lot 4;  
Thence South 02°06'00" West along said line a distance of 210.24 feet;  
Thence South 87°17'28" East 367.83 feet, more or less, to the true point of beginning.  
(Also known as Parcel B on that certain Skagit County Short Plat No. 5-71).  
Situated in Skagit County, Washington.

**PARCEL B:**

That portion of Government Lot 4, Section 1, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:  
Commencing at the intersection of the Westerly line of the Lake Samish Road No. 2601 and the South line of said Government Lot 4;  
Thence North 87°17'28" West along the South line of said Government Lot 4, a distance of 516.62 feet;  
Thence North 20°24'18" West, a distance of 228.58 feet to the true point of beginning;  
Thence North 20°24'18" West, a distance of 228.58 feet;  
Thence North 87°17'28" West, a distance of 367.83 feet, more or less, to a point on a line which is 30.00 feet Easterly of and parallel with the Westerly line of said Government Lot 4;  
Thence South 02°06'00" West along said line, a distance of 210.24 feet;  
Thence South 87°17'28" East, a distance of 455.33 feet, more or less, to the true point of beginning.  
(Also known as Tract C of Skagit County Short Plat No. 5-71, approved September 7, 1971, also shown of record as Short Plat No. 50-71);  
TOGETHER WITH that portion of Parcel D as delineated on Boundary Line Adjustment Survey recorded under Auditor's File No. 200309120166, records of Skagit County, Washington, described as follows:  
Commencing at the Northwest corner of the said Parcel D;  
Thence South 02°31'38" West (called South 02°06'00" West in said Parcel D) a distance of 43.00 feet along the West line of said Parcel D;  
Thence North 85°53'06" East, a distance of 88.69 feet;  
Thence South 88°14'30" East, a distance of 201.06 feet;  
Thence North 80°58'15" East, a distance of 146.89 feet to the Northeast corner of said parcel D and the terminus of said line.  
Situated in Skagit County, Washington.

## SCHEDULE B

### SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 3, 1962  
Auditor's No(s): 621126, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Herein described premises and other property
2. Notes on the face of said short plat, as follows:
  - A. Water - Individual wells.
  - B. Sewerage - Septic tanks.
  - C. All maintenance and construction of roads are the responsibility of the lot owners.
3. Agreement, including the terms and conditions thereof, entered into;  
By: Cantershire Road and Maintenance Association  
And Between: Natty D. Tafari and Linda A. Tafari, et al  
Recorded: May 26, 2000  
Auditor's No. 200005260001, records of Skagit County, Washington  
Providing: Grant of easement and agreement relative thereto
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;  
Recorded: September 20, 1994  
Auditor's No(s): 9409200115, records of Skagit County, Washington  
Executed By: James McNally and Betty McNally, husband and wife
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: September 20, 1994  
Auditor's No(s): 9409200115, records of Skagit County, Washington  
Imposed By: James McNally and Betty McNally, husband and wife
6. Record of Survey;  
Recorded: September 12, 2003  
Auditor's No.: 200309120166, records of Skagit County, Washington
7. Lot of Record Certification including the terms, covenants and provisions thereof  
  
Recording Date: April 17, 2017  
Recording No.: 201704170159