



201901180022

01/18/2019 10:28 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

When recorded return to:  
Joshua Top and Rebecca Top  
11194 Bayview Edison Road  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115680

Statutory Warranty Deed

115680  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Miles W. Learned, a single man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joshua Top and Rebecca Top, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Ptms. Tract 13, L.W.L. Co's Samish River Acreage

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P68640, 3989-001-013-0119

Dated Miles W. LEARNED By Clay Learned  
1-16-2019  
Miles W. Learned by Clay Learned, Attorney-in-Fact

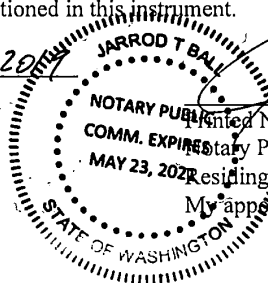
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019185  
JAN 18 2019

Amount Paid \$4,099.<sup>00</sup>  
Skagit Co. Treasurer  
By mm Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Clay Learned, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument as Attorney-in-Fact for Miles W. Learned and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-16-2019  
Notary Public Name: Jarrod Ball  
Notary Public in and for the State of Washington  
residing at Burlington, WA  
My appointment expires: 5/23/2021



Order No:

## EXHIBIT A

Portions of Tract 13, L.W.L. Co's Samish River Acreage, Plat No. 1, according to the plat recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

1. Beginning at the Southeast corner of said Tract 13; thence North along the East line 300 feet; thence Southwesterly in a straight line, which if extended would intersect the South line of said tract at a point 300 feet West of its Southeast corner, to the Easterly line of the State Highway; thence Southeasterly along said highway to the South line of said Tract 13; thence East to the point of beginning; EXCEPT roads;

2. Beginning at a point on the East line of said Tract 13 at a point 300 feet North of its Southeast corner; thence Southwesterly in a straight line, which if extended would intersect the South line of said Tract at a point 300 feet West of its Southeast corner, to the Easterly line of the State Highway; thence Northwesterly along the said highway to a point that is 30 feet Northwesterly, measured at right angles from the first described line; thence Northeasterly parallel with the first described line to the East line of said Tract 13; thence South to the point of beginning, EXCEPT roads.

EXCEPT that portion of Tract 13 of "L.W.L. Co.'s Samish River Acreage Plat No. 1", according to the plat recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract 13, which point bears North 3°22'50" West a distance of 33.11 feet from the Southeast corner of the Northwest 1/4 of Section 24, Township 35 North, Range 3 East, W.M.; thence North 3°22'50" West along the East line of said Tract 13, a distance of 183.50 feet; thence South 43°54'39" West a distance of 222.37 feet to a point on the Northeasterly right of way line of that triangular parcel of land deeded by Curtis H. Smith, a bachelor, to Skagit County, as a Right of Way Deed for that county road then designated as the Pulver Road, by that instrument dated September 28, 1927 and recorded September 28, 1927 in Volume 144 of Deeds, page 401, under Auditor's File No. 207489; thence South 68°53'06" East along said Northeasterly right of way line of that triangular parcel of land deeded by Curtis H. Smith to Skagit County by that instrument recorded under Auditor's file No. 207489, a distance of 57.30 feet to a point on the South line of said Tract 13; thence South 88°47'45" East along the South line of said Tract 13, a distance of 111.63 feet to the point of beginning.

AND EXCEPT that portion of Tract 13 of "L.W.L. Co.'s Samish River Acreage Plat No. 1", according to the plat recorded in Volume 3 of Plats at page 69, records of Skagit County, Washington, described as follows:

(legal description continued on next page)

Order No:

**Exhibit A Continued**

Commencing at the Southeast corner of said Tract 13, which point bears North 3°22'50" West, a distance of 33.11 feet from the Southeast corner of the Northwest 1/4 of Section 24, Township 35 North, Range 3, East, W.M.; thence North 3°22'50" West along the East line of said Tract 13, a distance of 340.83 feet to the Northeast corner of that certain parcel of land deeded to William F. Learned by deed recorded under Auditor's File No. 375160, records of Skagit County, Washington; thence South 43°54'39" West along the Northwesterly line of said Learned Tract a distance of 191.45 feet to the TRUE POINT OF BEGINNING; thence continue South 43°54'39" West a distance of 156.37 feet to the Northeasterly boundary of Chuckanut Drive; thence South 44°06'45" East along said Chuckanut Drive a distance of 1.38 feet; thence North 45°57'18" East a distance of 156.03 feet; thence North 41°51'03" West a distance of 6.96 feet to the TRUE POINT OF BEGINNING.

Order No:

**EXHIBIT B**

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: L.W.L. Co's Samish River Acreage Plat No. 1  
Recorded: June 10, 1908  
Auditor's No.: 65012