

**When recorded return to:**

Caleb A Rodriguez  
17121 Sam Bell Road  
Bow, WA 98232



**201906170148**

06/17/2019 03:24 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037809

**CHICAGO TITLE**  
020037809

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bradley Richard Dana and Andrea Lynn Zweifel Dana, Trustees of the Dana Family Revocable Trust, dated November 9, 2006

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Caleb A Rodriguez, an unmarried man

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. SW SW, 13-35-3E, W.M.

Tax Parcel Number(s): P34194 / 350313-3-005-0105

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 2387

JUN 17 2019

Amount Paid \$ 8,460.00

Skagit Co. Treasurer

By *ham* Deputy

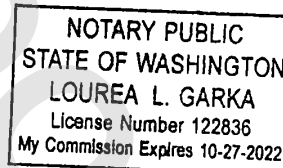
**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 12, 2019

Dana Family Revocable Trust, dated November 9, 2006

BY: Bradley Richard Dana, TRUSTEE  
Bradley Richard Dana  
TrusteeBY: Andrea Lynn Zweifel Dana, trustee  
Andrea Lynn Zweifel Dana  
TrusteeState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Bradley Richard Dana and Andrea Lynn Zweifel Dana 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 Trustees of the Dana Family Revocable Trust, dated November 9, 2006 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 14, 2019Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 10/27/2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P34194 / 350313-3-005-0105**

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**Parcel "A":**

That portion of the Southwest ¼ of the Southwest ¼ of Section 13, Township 35 North, Range 3 East, W.M., lying Southerly of the Samish River and lying West of a line drawn North at right angles to the South line of said Southwest ¼, that is 550 feet East of the Southwest corner of said Section 13, as measured along the South line of said section, and lying Northeasterly of the Pacific Highway.

EXCEPT that portion thereof, if any, lying within the West 20 feet of said Southwest ¼ of the Southwest ¼, as conveyed to Skagit County for road purposes by deed recorded May 5, 1898, in Volume 34 of Deeds, page 354, under Auditor's File No. 28473, records of Skagit County, Washington;

AND EXCEPT the as built and existing County Road along the South line thereof commonly known as the Sam Bell Road;

AND ALSO EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at the intersection of the South line of Section 13, with the centerline of the Pacific Highway at a point 263 feet East of the Southwest corner of Section 13; thence North 33 degrees 39' West, 253.93 feet along the centerline of said Pacific Highway as shown by the pavement; thence at right angles to said highway, North 56 degrees 21' East 150 feet; thence South 33 degrees 39' East 353.78 feet to the South line of Section 13; thence West 180.19 feet to the beginning;

AND ALSO EXCEPT that portion of the Southwest ¼ of the Southwest ¼ of Section 13, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the South line of said Section 13 with the centerline of the Pacific Highway, also known as Chuckanut Drive, at a point 263 feet East of the Southwest corner of Section 13; thence North 33 degrees 39' West 253.93 feet along the centerline of said Pacific Highway, as shown by the pavement to the true point of beginning; thence at right angles to said highway, North 56 degrees 21' East, a distance of 150 feet, more or less, to an existing fence line; thence North 33 degrees 39' West, more or less, along said fence line to the Samish River; thence Westerly along Samish River to the centerline of the Pacific Highway; thence Southeasterly along said centerline to the true point of beginning;

EXCEPT from the above, the right-of-way of the Pacific Highway, also known as Chuckanut Drive.

Situated in Skagit County, Washington.

**Parcel "B":**

That portion of the Southwest ¼ of the Southwest ¼ of Section 13, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point 550 feet East of the Southwest corner of said Section 13; thence East 174 feet;

**EXHIBIT "A"**  
Legal Description  
(continued)

thence North 420 feet; thence West 33 feet; thence North 436 feet, more or less, to the Samish River; thence Southwesterly along the Samish River to a point North of the point of beginning; thence South 544.5 feet, more or less, to the point of beginning;

EXCEPT County Road along the South line thereof;

AND EXCEPT the following described tract:

Beginning at a point 646.5 feet East and 20 feet North of the Southwest corner of said Section 13; thence North 149.18 feet; thence East 73 feet; thence South 149.18 feet; thence West 73 feet to the place of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**

## Exceptions

1. Possible future dike and drainage assessments, as disclosed by instrument recorded April 2, 1984, under Recording No.: 8404020028, records of Skagit County, Washington.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: State of Washington  
Purpose: Passage for sport fishermen  
Recording Date: May 21, 1954  
Recording No.: 501851
3. Regulatory Notice/Agreement that may include Covenants, Conditions and Restrictions affecting the subject property including the terms, covenants and provisions thereof  
  
Recording Date: August 19, 1997  
Recording No.: 9708190063
4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. City, county or local improvement district assessments, if any.