

When recorded return to:

Arin Magill
14938 Channel Lane
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236910

Jun 15 2023

Amount Paid \$5605.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 23-18580-KH

P49077,P49074,P49071,P49055

Section 7, Township 36, Range 4; Ptn. NW SE, SE NW, NE SW, SW NE

THE GRANTOR(S) Marcus McCulloch, a married man as his separate estate and Daniel R. Madlung, a married man as his separate estate,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Arin Magill, an unmarried woman**

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

PARCEL "A":

The South 200 feet of that portion of the Southeast ¼ of the Northwest ¼ of Section 7, Township 36 North, Range 4 East, W.M., lying Southwesterly of the 60 foot wide right-of-way conveyed to Skagit County by deed recorded August 30, 1909 under Auditor's File No. 75200 in Volume 65 of Deeds, page 165, records of Skagit County, Washington;

TOGETHER WITH the South 200 feet of that portion of the Southwest ¼ of the Northeast ¼ of Section 7, Township 36 North, Range 4 East, W.M., lying Southwesterly of the 60 foot wide right-of-way conveyed to Skagit County by deed recorded August 30, 1909 under Auditor's File No. 75200 in Volume 65 of Deeds, page 165, records of Skagit County, Washington.

PARCEL "B":

The Northeast ¼ of the Southwest ¼ of Section 7, Township 36 North, Range 4 East, W.M.;

EXCEPT that portion thereof lying Southwesterly of a line that is parallel with and distant 15 feet Northeasterly of the centerline of the Bloedel Donovan Lumber Railroad, now known as Samish Road;

TOGETHER WITH the North 520.8 feet of the Northwest ¼ of the Southeast ¼, lying Southwesterly of the 60 foot wide right-of-way conveyed to Skagit County by deed recorded August 30, 1909 under Auditor's File No. 75200 in

Statutory Warranty Deed
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Volume 65 of Deeds, page 165, records of Skagit County, Washington;

EXCEPT that portion, if any, lying within a certain 20 foot strip conveyed to Sydney Smyth by deed dated July 11, 1909 and recorded August 4, 1909 in Volume 65 of Deeds, page 133;

ALL EXCEPT the following described tract of land from Parcels "A" and "B": That portion of the Southeast ¼ of the Northwest ¼ and the Northeast ¼ of the Southwest ¼, all in Section 7, Township 36 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of said Northeast ¼ of the Southwest ¼; thence North 0°15'10" West along the West line of said Southeast ¼ of the Northwest ¼, a distance of 200.33 feet to a point being 200 feet North of the South line of the Southeast ¼ of the Northwest ¼; thence South 86°57'51" East, 164.21 feet to an existing 3-way fence corner, (East-West and South); thence South 2°23'40" West along said existing fence, 642.66 feet; thence continue along said existing fence, South 3°14'34" West, 600.00 feet, more or less, to the North right-of-way line of the county road known as the Old Samish Road; thence in a Northwesterly direction along said North right-of-way line to the intersection with the West line of said Northeast ¼ of the Southwest ¼; thence North 0°18'56" West along said West line to the true point of beginning.


Abbreviated legal description: Property 1:
Section 7, Township 36, Range 4; Ptn. NW SE, SE NW, NE SW, SW NE

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 "A" attached hereto

Tax Parcel Number(s): P49077/360407-4-003-0006 & P49074/360407-4-001-0008 & P49071/360407-3-002-0009 & P49055/360407-1-005-0000

Dated: JUNE 13, 2023


Marcus McCulloch


Daniel R. Madlung

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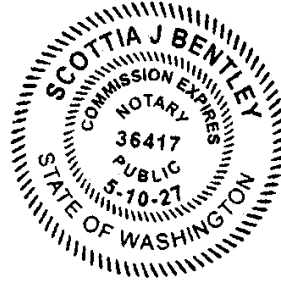
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 14th day of June, 2023 by Marcus McCulloch and Daniel R. Madlung.

Scottia J Bentley
Signature

Scottia Bentley
Title

My commission expires: 5/10/27



STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 13th day of June, 2023 by Marcus McCulloch and Daniel R. Madlung.

Doug Clark
Signature

Notary Public
Title

My commission expires: 12-15-25

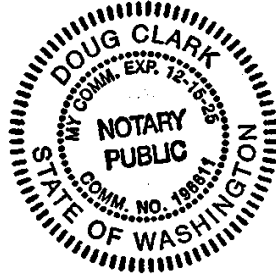


EXHIBIT A

23-18580-KH

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power Light Company

Recorded: August 2, 1945

Auditor's No.: 382293

Purpose: Electric transmission and/or distribution lines

Area Affected: A strip of land running Northwest to Southeast across the subject property

Said easement includes prohibitions against blasting within 300 feet.

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11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Sydney Smyth
Dated: May 28, 1909
Recorded: June 11, 1909
Auditor's No.: 74860, in Volume 65 of Deeds, page 133
Purpose: Water line
Area Affected: A 20 foot strip of land across the South ½ of Section 7

12. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Dennis and Cheri Fenstermaker
Recorded: February 3, 1997
Auditor's No.: 9702030063
Regarding: This parcel lies in or within 300 feet of land designated as resource lands by Skagit County

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

13. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Young-Soo Kim
Recorded: November 9, 2006
Auditor's No.: 200611090092, 200611090093 and 200611090094
Regarding: Lot of Record Certification

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

End of Exhibit A