UNOFFICIAL DOCUMENT

AFTER RECORDING MAIL TO:

Robert L Beiner
1415 Commercial Ave PMB 105
Anacortes, WA 98221

201902280111
02/28/2019 03:26 PM Pages: 1 of 3 Fees: $101.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-170241-OE

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS BRIAN S. TILAND and DANA L. ANDRICH, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **ROBERT L BEINER, an unmarried person** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:
Ptn Lot 9, All of Lot 10, Assessor's Plat Of Henry W. McFadden Est & Ptn GL 8, 2-34-1 E.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **3952-000-010-0000, P67393, 340102-0-017-0008, P19035**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 02-170241-OE.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20197109
FEB 28 2019
Amount Paid $ 22,255.00
Skagit Co. Treasurer
By MG Deputy

Dated **February 11, 2019**

Brian Tiland

Dana Andrich

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Brian Tiland and Dana Andrich** **is / are** the person(s) who appeared before me, and said person(s) acknowledged that **he / she / they** signed this instrument and acknowledged it to be **his / her / their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 14th 2019

Brianna Maldonado

BRIANNA MALDONADO NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 08-30-21

Notary Public in and for the State of WA
Residing at Mt. Vernon 98273
My appointment expires: 08/30/2021

LPB

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Escrow No.: **02-170241-OE**

EXHIBIT "A"

LEGAL DESCRIPTION

Parcels A, B and C of Survey filed August 9, 2004 under Auditor's File No. 200408090130, records of Skagit County, Washington, being more fully described as follows:

Parcel A:
All of Lot 10 and that portion of Lot 9, "ASSESSOR'S PLAT OF HENRY W. McFADDEN ESTATE," as per plat recorded in Volume 8 of Plats, page 87, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 9;
thence South 0°14' West along the East line of said Lot 9, a distance of 359.40 feet to the Southeast corner of said Lot 9;
thence South 44°02' West along the Southeasterly line of said Lot 9, a distance of 5.73 feet;
thence Northwesterly in a straight line to a point on the North line of said Lot 9 that bears South 86°42' West 154.39 feet from the point of beginning;
thence North 86°42' East a distance of 154.39 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel B:
That portion of Government Lot 8, Section 2, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of said Government Lot 8;
thence South 89°01'26" East along the North line of said Government Lot 8, 40.003 feet to the East line of the West 40.000 feet of said Government Lot 8;
thence South 0°13'45" West along said East line 463.049 feet to the true point of beginning;
thence continuing South 0°13'45" West 209.913 feet to the ordinary high water line of Lake Erie;
thence North 52°19'28" East along said ordinary high water line of Lake Erie 62.051 feet;
thence North 15°40'41" West 178.632 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel C:
A non-exclusive easement for ingress and egress and utilities as described in instrument recorded July 18, 1980, under Auditor's File No. 8007180051, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.