



201404110086

Skagit County Auditor \$75.00  
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When recorded return to:  
Steven Shepherd  
29163 Bacus Road  
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

1616 Cornwall Avenue, Suite 115  
Bellingham, WA 98225

Escrow No.: 245364445

CHICAGO TITLE  
620021068

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Steven K. Streitz and Cheryl Rosso-Streitz, 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 Steven Shepherd, an unmarried person

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

The West Half of the Northeast Quarter of the Southwest Quarter of Section 12, Township 35  
North, Range 5 East, W.M.,

EXCEPT any portion lying within the Skagit County right of way commonly known as Becaus Road;  
AND EXCEPT any portion lying South of said Bacus Road right of way.

(Also known as Tract 17 of Survey recorded October 23, 1989, under Auditor's File No.  
8910230031)

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P38916, 350512-3-001-0011

Subject to:

Subject To Exhibit "A" attached hereto and by this reference made a part hereof

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20141155  
APR 11 2014

Amount Paid \$4,275.22  
Skagit Co. Treasurer  
By *mm* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: April 8, 2014

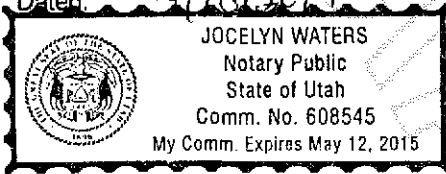
Steven K. Streitz  
Steven K. Streitz  
Cheryl Rosso Streitz  
Cheryl Rosso-Streitz

State of Utah

County of Washington

I certify that I know or have satisfactory evidence that Steven K. Streitz is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/10/2014



Jocelyn Waters  
Name: Jocelyn Waters  
Notary Public in and for the State of Utah  
Residing at: Utah, Washington, UT  
My appointment expires: 5/12/15

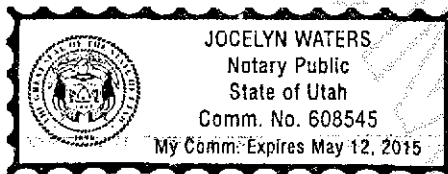
State of Utah

County of Washington

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

Dated: 4/10/2014

Jocelyn Waters  
Name: Jocelyn Waters  
Notary Public in and for the State of Utah  
Residing at: Utah, Washington, UT  
My appointment expires: 5/12/15



**EXHIBIT A  
EXCEPTIONS**

Order No.: 245364445

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 28, 1988  
Auditor's No(s): 8801280037, 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: Southerly 15 feet of said premises

Easement, including the terms and conditions thereof, reserved by instrument;  
Recorded: October 23, 1989  
Auditor's No.: 8910230016, records of Skagit County, Washington  
In favor of: Noretap, a Washington general partnership  
For: Utility and roadway for ingress, egress, road right-of-way purposes, together with utility easement, telephone line, and storm sewer  
Affects: The Northerly, Westerly and Southerly portions of said premises

Said instrument is a re-recording of instrument (s);  
Recorded: February 21, 1989  
Auditor's File No(s): 8902210090, records of Skagit County, Washington

Said easement contains, among other things, provisions for maintenance by the common users.

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 2, 1991  
Auditor's No(s): 9110020105, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Co.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Portion of said premises

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 16, 1995  
Auditor's No(s): 9510160113, records of Skagit County, Washington  
In favor of: Bacus Hill Water  
For: Right-of-way

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington  
Recorded: February 24, 1943  
Auditor's No.: 359932, records of Skagit County, Washington  
Executed By: Will B. Ellis, Treasurer of Skagit County, Washington  
Affects: That portion of said premises lying within the North three-fourth of said Section 12  
As Follows: Reserving all roads and railroad grades, if any, over and across above-described lands



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**EXHIBIT A  
EXCEPTIONS**

**Order No.:** 245364445

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

**From:** The State of Washington

**Recorded:** October 11, 1988

**Auditor's No.:** 8810110042, records of Skagit County, Washington

**Executed By:** Noretap, a general partnership

**As Follows:**

All minerals of every nature whatsoever, including, but not limited to, coal, uranium, iron, natural gas, and oil upon or under the property. Together with the right to the use of such part of the surface as may be reasonably necessary for the purpose of exploring for (by geological, geophysical, or other methods) drilling for, mining, extracting, and removing the same; provided however, that the land owner shall be paid at the time or times such mining operations are commenced, the then fair market value of such portion of the surface as may be used for such operations, including any improvements thereon.

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

**Recorded:** October 23, 1989

**Auditor's No(s):** 8910230016, records of Skagit County, Washington

Said instrument is a re-recording of instrument (s);

**Recorded:** February 21, 1989

**Auditor's File No(s):** 8902210090, records of Skagit County, Washington

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on SURVEY;

**Recording No:** 8910230031

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

**Recording Date:** April 16, 2002

**Recording No.:** 200204160016

**Record of Survey**

**Recording Date:** November 2, 1995

**Recording No.:** 9511020075

**Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof**

**Recording Date:** July 3, 2002

**Recording No.:** 200207030037



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Skagit County Auditor

\$75.00

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