



201406030067

Skagit County Auditor

6/3/2014 Page

1 of

4

\$75.00

3:31PM

When recorded return to:

Kirk A. Anderson
9989 Elwick Lane
Sedro Woolley, WA 98284

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20141919

JUN 03 2014

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620021386

P108127

Amount Paid \$2586.⁰⁰
Skagit Co. Treasurer
By *Mmm* Deputy

CHICAGO TITLE

620021386

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robin A. Ford and Leo R. Ford, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Kirk A. Anderson, a married man as his separate estate

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

PARCEL A:

Tract D, SKAGIT COUNTY 5-ACRE SUBDIVISION NO. 144-79, approved December 21, 1979, and recorded December 24, 1979, in Volume 4 of Short Plats, page 16, under Auditor's File No. 7912240001, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southwest Quarter of Section 22, Township 35 North, Range 6 East of the Willamette Meridian;

EXCEPT the following portion of the following portion of Tract D of said Short Plat:

Beginning at the Southwest corner of Tract E;
thence North 00°42'00" East along the West line of Tract E a distance of 565.724 feet to the true point of beginning;
thence South 89°01'52" West a distance of 50 feet;
thence North 00°42'00" East a distance of 350 feet;
thence North 89°01'52" East a distance of 50 feet;
thence South 00°42'00" West a distance of 350 feet to the true point of beginning.

TOGETHER WITH the following described portion of Tract E of said Short Plat:

Beginning at the Southwest corner of Tract E;
thence North 89°01'52" East along the South line of Tract E a distance of 60 feet;
thence North 00°42'00" East parallel with the West line of Tract E a distance of approximately 265 feet to the middle of a creek;
thence Northwesterly along the centerline of said creek to the intersection of said creek and the West line of Tract E;
thence South 00°42'00" West along said West line a distance of approximately 320 feet to the point of beginning;

Situated in Skagit County, Washington.

PARCEL B:

An easement for purposes of ingress, egress, and utilities over and across that certain existing road depicted and described on the face of Short Plat No. 144-79, approved December 21, 1979, and recorded December 24, 1979, in Volume 4 of Short Plats, page 16, under Auditor's File No.

STATUTORY WARRANTY DEED

(continued)

7912240001, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southwest Quarter of Section 22, Township 35 North, Range 6 East of the Willamette Meridian, and referred to thereon as Elwick's Lane.

Situated in Skagit County, Washington.

PARCEL C:

An easement for purposes of ingress, egress, and utilities over and across a strip of land 30 feet in width, the centerline of which is described as follows:

Commencing at the Northwest corner of Tract C of Short Plat No 144-79, approved December 21, 1979, and recorded December 24, 1979, in Volume 4 of Short Plats, page 16, under Auditor's File No. 7912240001, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southwest Quarter of Section 22, Township 35 North, Range 6 East of the Willamette Meridian;
thence South 02°39'25" East a distance of 219.617 feet to the true point of beginning, said point being the intersection of the centerline of Elwick's Lane and the South right-of-way line of the South Skagit Highway. From said point,
thence North 89°58'36" East a distance of 49.936 feet to a point on the East right-of-way line of Elwick's Lane;
thence South 68°10'01" East a distance of 172.319 feet;
thence South 36°51'56" East a distance of 47.450 feet to a point on the East line of Tract C;
thence continuing on the same bearing a distance of 231.231 feet;
thence South 57°25'14" East a distance of 134.712 feet to a point on the East line of Tract D, said point lying North 00°42'00" East a distance of 452.649 feet from the Southeast corner of Tract D.
Sidelines to be shortened or extended so as to terminate at property lines;

Situated in Skagit County, Washington.

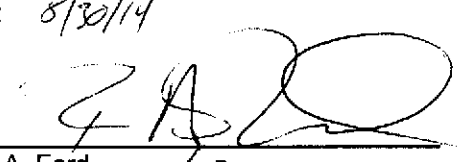
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P108127 / 350622-3-001-0500

Subject to:

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

Dated: 5/30/14


Robin A. Ford


Leo R. Ford



201406030067

STATUTORY WARRANTY DEED

(continued)

State of WA

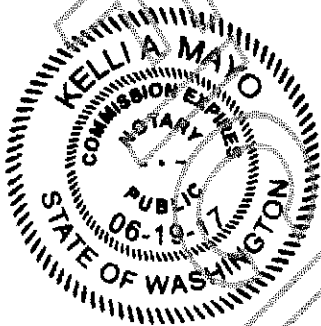
County of Skagit

I certify that I know or have satisfactory evidence that

Robert A. Ford & Leo R. Ford

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: 5/30/14



Name: Kelli Mayo
Notary Public in and for the State of WA
Residing at: Sebro Wacile WA
My appointment expires: 6/19/17



201406030067

20019-620021386

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 9, 1940
Auditor's No(s): 327295, records of Skagit County, Washington
In favor of: Woods Creek Shingle Company
For: Water lines

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 13, 1976
Auditor's No(s): 834875, records of Skagit County, Washington
In favor of: John L. Elwick and Nancy A. Elwick, husband and wife
For: Ingress and egress

Note: Exact location and extent of easement is undisclosed of record.

3. 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 SKAGIT COUNTY 5 ACRE SUBDIVISION NO. 144-79:

Recording No: 7912240001

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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 6, 1991
Recording No.: 9111060064

6. City, county or local improvement district assessments, if any.

7. Skagit County Right to Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

