



201501200192

When recorded return to:
Inderjit S. Sandhu, Charanjit Kaur Sandhu, Jagmohan S. Sandhu, Karamjit Kaur Sandhu, Shamsher S. Sandhu and Dharamvir Kaur Sandhu
PO Box 1770
Sumas, WA 98295

Recorded at the request of:
File Number: 108544

Statutory Warranty Deed

108544-1
GUARDIAN NORTHWEST TITLE CO.

~~THE GRANTOR Albert H. Warkentin and Bettie Lou Warkentin~~
^{James Warkentin, Successor Trustee}
Trust for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Jagmohan S. Sandhu and Karamjit Kaur Sandhu, a married couple and Inderjit S. Sandhu and Charanjit Kaur Sandhu, a married couple and Shamsher S. Sandhu and Dharamvir Kaur Sandhu, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Section 35, Township 36 North, Range 3 East; Ptn. of W 1/2 of NW 1/4 (Parcels A & B);
Section 26, Township 36 North, Range 3 East; Ptn. of SW 1/4 of SW 1/4 (Parcel C); and
Section 34, Township 36 North, Range 3 East; Ptn. of E 1/2 of NE 1/4 (Parcel D)

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto

Tax Parcel Number(s): P48283, 360326-0-002-0003, P48710, 360335-2-005-0005, P48635, 360334-1-001-0002

Dated 1-15-15

Warkentin Family Trust

By: James Warkentin, Successor Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015183
JAN 20 2015

Amount Paid \$ 9083.⁰⁰
Skagit Co. Treasurer
By mem Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James Warkentin is the person who appeared before me, and said person acknowledged that He signed this instrument and acknowledged it as the Successor Trustee of Warkentin Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-15-15

Katie Hickok Kimberly A. Barrett
Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 1/07/2019 1/07/2016
VAB

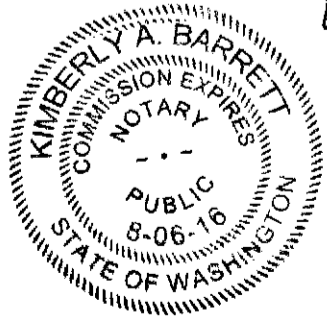


EXHIBIT A

PARCEL "A":

That portion of the Northwest ¼ of the Northwest ¼ in Section 35, Township 36 North, Range 3 East, W.M., lying Southwesterly of the County road, EXCEPT that portion thereof lying Easterly of the following described line:

Beginning at a point on the South line of said subdivision which is 660 feet East of the West line thereof;
thence North parallel With the West line of said subdivision to a point which is 825 feet South and 660 feet East of the Northeast corner thereof;
thence North 88°38'32" East parallel with the South line of said subdivision, a distance of 39 feet;
thence North 0°15'15" West a distance of 487.08 feet, more or less, to the South line of the County road, and the terminal point of the line being described.

ALSO, EXCEPT that portion described as follows:

Beginning at the above described terminal point;
thence South 00°05'19" West, a distance of 124.00 feet;
thence North 89°54'41" West a distance of 79.00 feet;
thence North 25°20'34" West a distance of 276.04 feet;
thence North 48°21'09" East a distance of 64.00 feet to said South right of way line of the Colony Road;
thence South 41°38'51" East along said South right of way line, a distance of 225.00 feet to the point of beginning.

PARCEL "B":

That portion of the Southwest ¼ of the Northwest ¼ of Section 35, Township 36 North, Range 3 East, W.M., more particularly described as follows:

Beginning at the West ¼ corner of said Section 35;
thence North 0°05'15" West along the West line of the Northwest ¼ of said Section, 709.57 feet to the Easterly line of the Great Northern Railway right of way and the true point of beginning;
thence continue North 0°05'15" West 624.03 feet to the Northwest corner of the Southwest ¼ of the Northwest ¼ of said Section;
thence North 88°38'32" East along the North line of said Southwest ¼ of the Northwest ¼, 781.75 feet;
thence South 8°09'25" East 423.39 feet;
thence South 21°04'41" East 75 feet, more or less, to the centerline of an existing drainage ditch;
thence Southwesterly to the point of beginning.



Order No:

PARCEL "C":

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point 400 feet North and 82.5 feet East of the Southwest corner of said subdivision;
thence West 82.5 feet;
thence South 400 feet;
thence East 150 feet;
thence Northwesterly to the point of beginning.

PARCEL "D":

That portion of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 34, Township 36 North, Range 3 East, W.M., lying Easterly of the Great Northern Railroad right-of-way EXCEPT those portions thereof, if any, lying within the following described tracts:

- (1) The South 87.15 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 34,
- (2) The county road known as the Kallstrom Road.



Exhibit B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Telephone and Telegraph
Recorded: October 4, 1912
Auditor's No.: 93125
Purpose: To erect and maintain poles
Area Affected: Parcel C

B. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Everett Kallstrom and Kate Kallstrom
Recorded: October 2, 1973
Auditor's No.: 791582

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

Recorded: July 13, 1988
Auditor's No.: 8807130007
Regarding: Special Use Permit SPU 88-024
Affects: Parcels A, B and C

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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

D. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Florence and Ragnar Peterson
Recorded: October 8, 1968
Auditor's No.: 719072

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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

Recorded: February 21, 1989
Auditor's No.: 8902210051
Regarding: Mound Fill System Installation Conditional Agreement
Affects: Parcel B

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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Recorded: October 31, 2014
Auditor's No.: 201410310135
Purpose: Temporary Maintenance Easement
Area Affected: Portion of Parcels A, B and D

G. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200110080096.

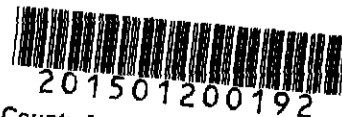
H. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: October 8, 2001
Auditor's No.: 200110080097
Executed By: Albert H. and Bettie L. Warkentin

I. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: December 17, 2001
Auditor's No.: 200112170022

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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Skagit County Auditor
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\$76.00