

WHEN RECORDED RETURN TO:

Name: Amber N Schwantes  
Address: 23513 Fremali Lane  
Mount Vernon, WA 98274



201504240116

Skagit County Auditor

\$76.00

4/24/2015 Page

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5 3:36PM

CHICAGO TITLE

620023660

Escrow Number: 681266RT

Filed for Record at Request of: Rainier Title, LLC

STATUTORY WARRANTY DEED

THE GRANTOR(S), Darlene Adams and Curtis R Adams, wife and husband, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Amber N Schwantes, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington:

*See attached Exhibit A, which is made a part hereof by this reference.*

*Subject to: See attached Exhibit A, which is made a part hereof by this reference.*

Abbreviated Legal: Lot(s): 24 5 Acre Parcel Subdivision

Tax Parcel Number(s): P17809 / 330434-3-001-1511

Dated: April 6, 2015

Darlene Adams

Curtis R Adams

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20151362  
APR 24 2015

Amount Paid \$ 5891.02

Skagit Co. Treasurer

By HB

Deputy


STATE OF Washington

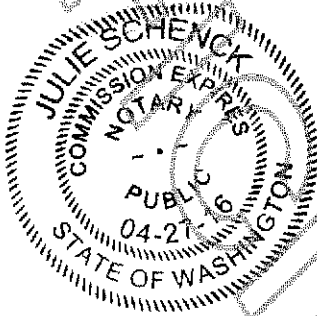
COUNTY OF ~~Skagit~~ Snohomish

ss.

I certify that I know or have satisfactory evidence that **Darlene Adams and Curtis R Adams** is/are the person(s) who appeared before me, and said person 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: April 9, 2015

  
Name: Julie Schenck  
Notary Public in the State of wa  
Residing in Kirkland  
My Commission Expires: 4/27/16



## EXHIBIT A

### PARCEL A:

Tract 24, 5-ACRE PARCEL SUBDIVISION NO. 522-81, entitled FREMALI'S COUNTRY ESTATES PHASE II, approved November 11, 1982, and recorded November 24, 1982, in Volume 6 of Short Plats, pages 35 and 36, under Auditor's File No. 8211240002, records of Skagit County, Washington; being a portion of Section 34, Township 33 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

### PARCEL B:

A non-exclusive easement for ingress, egress and utilities over and across that certain private road, primarily 60 feet in width, as delineated on the face of 5-Acre Parcel Subdivision No. 522-81, recorded in Volume 6 of Short Plats, pages 35 and 36, and also over and across that certain private road as delineated on the face of 5-Acre Parcel Subdivision No. 501-80, recorded in Volume 4 of Short Plats, pages 179 and 180, under Auditor's File No. 8009250045, records of Skagit County, Washington, said road being designated as Tract A, and as Fremali Lane on the face of said 5-Acre Subdivision Maps Nos. 501-80 and 522-81.

Situated in Skagit County, Washington

INIT. 

EXHIBIT A  
SUBJECT TO:

1. 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 FREMALI'S COUNTRY ESTATES PHASE II (SUBDIVISION NO. 522-81):

Recording No: 8211240002

2. 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 SHORT PLAT NO. 501-80:

Recording No: 8009250045

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: January 29, 1982

Auditor's No(s): 8201290034, records of Skagit County, Washington

Executed By: J. F. Lisiecki and Marlis Lisiecki, husband and wife

AMENDED by instrument(s):

Recorded: June 16, 1986

Auditor's No(s): 8606160001, records of Skagit County, Washington

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: March 3, 1983

Auditor's No(s): 8303030034, records of Skagit County, Washington

Executed By: Fremali Corporation

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5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: March 3, 1983 and January 29, 1982  
Auditor's No(s): 8303030034 and 8201290034, records of Skagit County, Washington  
Imposed By: Fremali Corporation
6. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: January 15, 1987  
Auditor's No.: 8701150145, records of Skagit County, WA  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
7. Covenants, conditions, agreements and release of liability concerning the sewage system existing of proposed for the premises  
Recorded: November 13, 1986  
Auditor's No.: 8611130046, records of Skagit County, WA
8. Exceptions and reservations as contained in Deed  
From: Fremali Corporation, a Washington corporation  
Recorded: May 25, 1990  
Auditor's No.: 9005250102, records of Skagit County, WA  
As follows: Seller and/or assigns will retain one-quarter (1/4) of all mineral rights
9. Exceptions and reservations as contained in Deed  
From: Michael Beverick and Michelle Beverick, husband and wife; and Alvin Rainbolt and Judy A. Rainbolt, husband and wife  
Recorded: April 24, 1991  
Auditor's No.: 9104240064, records of Skagit County, WA  
As follows: Reserving unto Grantors one-fourth (1/4) of all mineral rights
10. Encroachment of wood fence as delineated on survey recorded October 15, 1997, in Volume 19 of Surveys, page 188, under Auditor's File No. 9710150002, records of Skagit County, Washington.  
Affects: Northwesterly and Southwesterly boundaries of said premises near Fremali Lane
11. Encroachment of electric fence by approximately 50 feet as delineated on survey recorded May 6, 1998, in Volume 20 of Surveys, page 114, under Auditor's File No. 9805060051, records of Skagit County, Washington.  
Affects: Northwesterly portion of said premises
12. Protected Critical Area Site Plan and the terms and conditions thereof

Recording Date: July 22, 2002  
Recording No.: 200207220195

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