



201505010119

When recorded return to:
Anthony C. DeJacommo and Deidra N. DeJacommo
21224 Little Mountain Road
Mount, WA 98274

Skagit County Auditor \$76.00
5/1/2015 Page 1 of 5 4:10PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023605

CHICAGO TITLE
620023605 STATUTORY WARRANTY DEED

THE GRANTOR(S) Roy R. Lee and Joan L. Lee, HUSBAND AND WIFE

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

in hand paid, conveys, and warrants to Anthony C. DeJacommo and Deidra N. DeJacommo, HUSBAND AND WIFE

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

The Southwest Quarter of the Northwest Quarter of Section 34, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT the South Half of the Southwest Quarter thereof;

AND EXCEPT that portion conveyed to the State of Washington by Deed recorded December 31, 1953, under Auditor's File No. 496809.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P29715 / 340434-2-005-0007,

Subject to:

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

Dated: April 28, 2015

Roy R. Lee
Roy R. Lee

Joan L. Lee
Joan L. Lee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015/5/10
MAY 01 2015

Amount Paid \$ 76.00
Skagit Co. Treasurer
By MK Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that
Roy B Lee Joan L Lee
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: April 28, 2015

Lourea Lynn Garka
Name: Lourea Lynn Garka
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 10-27-2018

UNRECORDED
PUBLIC
DOCUMENT

EXHIBIT "A"
Exceptions

1. Exceptions and reservations as contained in instrument;
Recorded: May 21, 1930 and October 25, 1934
Auditor's No.: 230479 and 265469, records of Skagit County, Washington
Executed By: English Lumber Company
As Follows:
Reserving, however, unto the grantor, its successors and assigns, all coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract and remove the same; provided, however, that the grantor, its successors or assigns, shall pay to the grantees, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil, or gas and by the operations of prospecting for and mining the same.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: English Lumber Company
Purpose: Road
Recording Date: May 21, 1930
Recording No.: 234079
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Gerard Weaver and Mildred E. Weaver
Purpose: Road
Recording Date: September 23, 1971
Recording No.: 758424
Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2
Purpose: Sewer
Recording Date: June 26, 1979
Recording No.: 7906260021
Affects: Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2
Purpose: Sewer
Recording Date: July 5, 1979
Recording No.: 7907050015
Affects: Portion of said premises
6. Record of Survey

Recording Date: September 24, 1999
Recording No.: 199909240037
7. Title Notification - Development Activities on or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof

Recording Date: December 6, 2002
Recording No.: 200212060021
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary

EXHIBIT "A"

Exceptions
(continued)

- appurtenances
Recording Date: December 16, 2002
Recording No.: 200212160203
Affects: Portion of said premises
9. Record of Surveys
Recording Date: May 27, 2003
Recording No.: 2003052700356 and revised by 200309120214
10. Possible encroachment of a fence by varying amounts onto property adjacent on the West as delineated on Surveys recorded May 27, 2003 and September 12, 2003, under Auditor's File No. 2003052700356 and 200309120214, records of Skagit County, Washington.
11. Protected Critical Area Site Plan and the terms and conditions thereof
Recording Date: January 28, 2005
Recording No.: 200501280045
12. Lot of Record Certification and the terms and conditions thereof
Recording Date: September 13, 2005
Recording No.: 200509130134
Affects: Said premises and other property (including P29723, P29715, P29720 and P29727).
13. Low Flow Mitigation Summary and the terms and conditions thereof
Recording Date: September 27, 2005
Recording No.: 200509270234
14. Accessory Dwelling Unit and the terms and conditions thereof
Recording Date: September 27, 2005
Recording No.: 200509270235
15. Drinking Water System Status Report and the terms and conditions thereof
Recording Date: June 1, 2006
Recording No.: 200606010084
16. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 1, 2007
Auditor's No(s): 200708010065, records of Skagit County, Washington
In favor of: Adam Ware et al
For: Ingress, egress and utilities
Affects: A portion of said premises
17. Record of Survey
Recording Date: April 7, 2010
Recording No.: 201004070032
18. **Notwithstanding the covered risks as set forth in the policy, the company does not insure against loss or damage by reason of a lack of a right of access to and from the Land.**
19. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.33 4); Notice of Approval
Recorded: May 24, 1988
Auditor's No.: 8805240004, records of Skagit County, Washington
Classification: Farm and Agricultural Land
Affects: Said premises and other property
- Continuance:
Recorded : May 19, 2009

EXHIBIT "A"

Exceptions
(continued)

Auditor's No.: 200905190060

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.

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