

When recorded return to:  
Shannon K. Hyde  
38396 State Route 20  
Concrete, WA 98237



Skagit County Auditor \$75.00  
6/4/2015 Page 1 of 4 11:32AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620024038

CHICAGO TITLE  
620024038

STATUTORY WARRANTY DEED

THE GRANTOR(S) Katherine L. Ganske, who acquired title as Katherine L. Watters, a married woman as her separate estate, and Ethel M. Lee, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Shannon K. Hyde, a single woman

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

Tract 1, SKAGIT COUNTY SHORT PLAT NO. 91-084, approved October 6, 1992, and recorded October 9, 1992, in Volume 10 of Short Plats, page 131, under Auditor's File No. 9210090058, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P42780 / 350716-2-002-0318,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620024038, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: June 1, 2015

Katherine L. Ganske  
Katherine L. Ganske

Ethel M. Lee  
Ethel M. Lee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

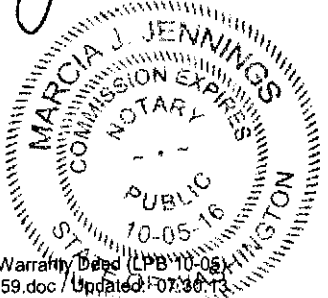
20152046  
JUN 04 2015

Amount Paid \$ 2,763.00  
Skagit Co. Treasurer  
By M. Lee Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Katherine L. Ganske and Ethel M. 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: June 3, 2015



Marcia J. Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley  
My appointment expires: 10/5/2016

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 26, 1913  
Auditor's No(s): 99453, records of Skagit County, Washington  
In favor of: Pacific Northwest Traction Company  
For: Transmission line  
Affects: 60 foot strip adjacent to and South of railroad together with and including the right to cut all standing timber within a radius of 200 feet on either side
2. 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  
Dated: January 17, 1934  
Recorded: May 31, 1934  
Auditor's No.: 262586, records of Skagit County, Washington  
Affects: Said premises and other property
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 29, 1976  
Auditor's No(s): 834087, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 25, 1981  
Auditor's No(s): 8106250056, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 23, 1983  
Auditor's No(s): 8306230042, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 20, 1990  
Auditor's No(s): 9007200087, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
7. Terms and conditions of that instrument  
Recorded: January 9, 1990  
Auditor's No.: 9001090047, records of Skagit County, WA  
Regarding: Boundary line dispute  
Executed by: Mike Farthing
8. 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: January 21, 1992  
Auditor's No(s): 9201210072, records of Skagit County, Washington  
Executed By: Rosalind O'Neil
9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color,

## SCHEDULE "B"

Exceptions  
(continued)

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. 91-084:

Recording No: 9210090058

10. Bylaws and the terms and conditions thereof;  
Recorded: October 16, 1998  
Auditor's No.: 9810160123, records of Skagit County, WA  
Executed by: Mike and Lynn Farthing
11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: October 16, 1998  
Auditor's No(s): 9810160123, records of Skagit County, Washington
12. Agreement, including the terms and conditions thereof; entered into;  
By: Mike Farthing  
And Between: Elizabeth Monteleone  
Recorded: February 5, 1999  
Auditor's No.: 9902050117, records of Skagit County, Washington  
Providing: Driveway use and maintenance
13. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

**EXHIBIT "A"**

**Order No.:** 620024038

**For APN/Parcel ID(s):** P42780 / 350716-2-002-0313

---

Tract 1, SKAGIT COUNTY SHORT PLAT NO. 91-084, approved October 6, 1992, and recorded October 9, 1992, in Volume 10 of Short Plats, page 131, under Auditor's File No. 9210090058, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Northwest Quarter of Section 16, Township 35 North, Range 7 East of the Willamette Meridian;

EXCEPT that portion of Tract 1, SKAGIT COUNTY SHORT PLAT NO. 91-084, approved October 6, 1992, and recorded October 9, 1992, in Volume 10 of Short Plats, page 131, under Auditor's File No. 9210090058, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Northwest Quarter of Section 16, Township 35 North, Range 7 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said Tract 1;  
thence South 65°38'30" West along the Southerly line of said Tract 1 a distance of 165.07 feet to the Southwest corner of said Tract 1;  
thence North 01°07'55" East along the West line of said Tract 1 to an intersection with the Westerly extension of the Southerly line of Tract B, Short Plat No. 28-75, which Tract B is shown on the face of Short Plat No. 91-084;  
thence South 87°18'25" East along the Westerly extension of the Southerly line of said Tract B to an intersection with the East line of said Tract 1;  
thence South 01°15'34" East along said East line, to the point of beginning.

Situated in Skagit County, Washington.