



Skagit County Auditor \$75.00
6/19/2015 Page 1 of 4 3:03PM

When recorded return to:
Kirsten H. Henry and Matthew R. Henry
11103 Happy Valley Road
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024107

CHICAGO TITLE
620024107 STATUTORY WARRANTY DEED

THE GRANTOR(S) Hugh M. Andersen and Sandra Andersen, 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 Kirsten H. Henry and Matthew R. Henry, wife and husband
the following described real estate, situated in the County of Skagit, State of Washington:

Tract A, of revised Skagit County Short Plat No. 27-75, approved October 1, 1975, recorded
October 16, 1975, under auditor's file No. 824937, in Volume 1 of Short Plats, page 70, being a
portion of Government Lot 1, Section 31, Township 35 North, Range 2, East of the W.M., as more
fully described in Exhibit "A" which is attached hereto and made a part hereof.

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

Tax Parcel Number(s): P33323 / 350231-0-055-0004 ,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620024107, Schedule B, Special Exceptions, which are attached hereto
and mad a part hereof.

Dated: June 17, 2015

Hugh M. Andersen
Hugh M. Andersen

Sandra Andersen
Sandra Andersen



State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Hugh M. Anderson
and Sandra Anderson
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 19, 2015

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 2289
JUN 19 2015

Martin E. Lehr
Name: MARTIN E. LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

Amount Paid \$ 9285.92
Skagit Co. Treasurer
By HTB Deputy

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: November 8, 1915
Auditor's No.: 110543, records of Skagit County, WA
For: Public road purposes
Affects: Parcel B
2. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: September 16, 1948
Auditor's No.: 422821, records of Skagit County, WA
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Parcel B
3. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: April 29, 1966
Auditor's No.: 682218, records of Skagit County, WA
In favor of: Morris J. Palm and Carol R. Palm, husband and wife
For: Road and travel
Affects: Parcel B
4. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: March 8, 1976
Auditor's No.: 831211, records of Skagit County, WA
In favor of: Morris Palm
For: Power line and/or telephone line or lines
Affects: North ten feet of Parcel A
5. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: July 23, 1973
Auditor's No.: 788308, records of Skagit County, WA
In favor of: Everett E. Schwerin and Violet J. Schwerin, husband and wife
For: Ingress, egress and utilities, including the right to make improvements and maintenance incident to such use
Affects: Parcels B and C and the Westerly portion of Parcel A
6. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: December 19, 1975
Auditor's No.: 827669, records of Skagit County, WA
In favor of: Doyle Sligar and Grace Sligar, husband and wife
For: Ingress, egress and utilities
Affects: Parcel B and the Westerly portion of Parcel A
7. 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, 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 REVISED SKAGIT COUNTY SHORT PLAT NO. 27-75:

Recording No: 824937 - VOL. 1 PAGE 70

Being a revision of Skagit County Short Plat No. 27-75 AF 822516 Vol. 1 page 55
8. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: June 16, 1989
Auditor's No.: 8906160040, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The North 15 feet of Parcel B
9. Notice of on-site sewage system status, including the terms, covenants, and provisions thereof, contained in instrument
Recorded: May 12, 1989
Auditor's No.: 8905120001

SCHEDULE "B"

Exceptions (continued)

10. Encroachment of a barn and a fence over and upon the Westerly portion of Parcel B as disclosed by Survey recorded in Volume 9 of Surveys, page 164 under Auditor's File No. 9004090002, records of Skagit County.
11. Easements claimed by usage affecting Parcel B, as delineated on the face of said short plat.
12. Easement(s) for the purpose(s) shown below and rights incidental thereto and the terms and conditions thereof, as granted in a document:

Granted to:	Raymond E. and Diana B. Mellana, husband and wife
Purpose:	Ingress, egress and utilities
Recording Date:	September 24, 2002
Recording No.:	200209240125
Affects:	Parcel B
13. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date:	November 1, 2000
Recording No.:	200011010046
Matters shown:	Encroachment of a fence onto the property to the North by varying amounts - greatest amount being 30.1 feet, encroachment of a shed and kennels by undisclosed amounts onto the property to the North, and encroachment of a gravel drive and landscaping onto the property to the North by undisclosed amounts.
14. City, county or local improvement district assessments, if any.
15. 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.: 620024107

For APN/Parcel ID(s): P33323 / 350231-0-055-0004

PARCEL A:

Tract A, of revised Skagit County Short Plat No. 27-75, approved October 1, 1975, recorded October 16, 1975, under auditor's file No. 824937, in Volume 1 of Short Plats, page 70, being a portion of Government Lot 1, Section 31, Township 35 North, Range 2, East of the Willamette Meridian.

PARCEL B:

Together With an easement for ingress, egress and utilities situated on said property:

A strip of land 1 rod wide as described in deed dated November 6, 1915, and recorded November 8, 1915, in Volume 99 of Deeds, page 364, records of Skagit County, Washington, more particularly described as follows:

A strip of land 1 rod in width lying North and East of the following described line:
Commence at a point 39 rods, more or less, North and 24 rods West of the Southeast corner of Lot 1, Section 31, Township 35 North, Range 2, East of the Willamette Meridian;
thence West 13 rods;
thence North 40 rods;
thence West to the West line of said Lot 1, Section 31, Township 35 North, Range 2, East of the Willamette Meridian.
EXCEPTING therefrom county road right-of-way.