



201510090129

Skagit County Auditor

10/9/2015 Page

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3

\$75.00  
4:30PM

**When recorded return to:**

Mark M. Gatto and Jill L. Gatto  
16388 Old School Trail Road  
Bow, WA 98232

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620024948

**CHICAGO TITLE**

620024948

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Terry A. Shaffer and Deborah A. Shaffer, 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 Mark M. Gatto and Jill L. Gatto, husband and wife

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

Lot 2, SKAGIT COUNTY SHORT PLAT NO. 91-078, as approved May 12, 1992, and recorded May 13, 1992, in Volume 10 of Short Plats, page 80, under Auditor's File No. 9205130029, records of Skagit County, Washington; being a portion of Section 26, Township 36 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.


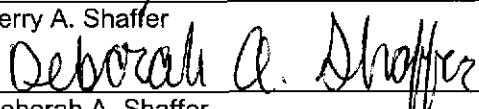
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P100333 / 360326-2-007-0200.

Subject to:

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


Dated: October 7, 2015

  
Terry A. Shaffer  
  
Deborah A. Shaffer

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

20154153

OCT 09 2015

Amount Paid \$ 89059  
By  Skagit Co. Treasurer  
Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WA

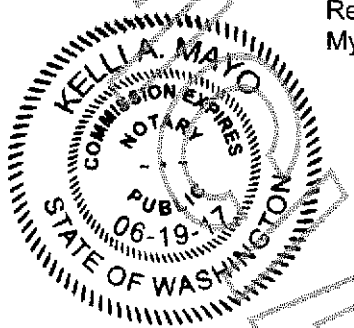
County of Skagit

I certify that I know or have satisfactory evidence that

Terry A. Shaffer & Deborah A. Shaffer  
is/are the person(s) who appeared before me, and said person(s) 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: 10/8/15

Name: Kellia Mayo  
Notary Public in and for the State of WA  
Residing at: Sedro Woolley  
My appointment expires: 6/19/17



**EXHIBIT "A"**  
Exceptions

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 SKAGIT COUNTY SHORT PLAT NO. 91-078:  
  
Recording No: 9205130029
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 29, 1991  
Auditor's No(s): 9104290084, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Covenants, conditions, and restrictions 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: August 5, 1992  
Auditor's No(s): 9208050108, records of Skagit County, Washington  
Executed By: Tony Berry and Shelley Berry and Corwin Fergus
4. Agreement, including the terms and conditions thereof; entered into;  
By: Alf E. Olsen and Marleine H. Olsen, husband and wife  
And Between: Colony Land Co., a Washington corporation  
Recorded: March 18, 1968  
Auditor's No.: 724372, records of Skagit County, Washington  
Providing: The old school trail road forms the boundary between parties. Road has been relocated and both agree that new road location be the boundary
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s):  
Recorded: August 5, 1992  
Auditor's No(s): 9208050108, records of Skagit County, Washington  
Imposed By: Berry Short Plat Owner's Association
6. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: July 24, 1992  
Auditor's No.: 9207240161, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Beginning at a point on the Easterly line of said Lot 2 that is approximately  
20 feet Northerly of the most Easterly Southeast corner thereof;  
Thence Westerly approximately 50 feet to its terminus
7. Mitigation Plan Public Water System Wellhead Protection Area and the terms and conditions thereof  
  
Recording Date: April 30, 2003  
Recording No.: 200304300152
8. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands  
  
Recording Date: April 30, 2003  
Recording No.: 200304300151
9. Assessments, if any, levied by Berry Short Plat Owners Association.
10. City, county or local improvement district assessments, if any.