



Skagit County Auditor
10/30/2015 Page

1 of 5 1:34PM \$77.00

When recorded return to:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

20154463
OCT 30 2015

Amount Paid \$ 8905.⁰⁰
Skagit Co. Treasurer
By *Andra* Deputy

CHICAGO TITLE
620024975A

Grantors: Henry Vander Veen & Anjean Vander Veen, h/w

Grantees: Nick Cecotti & Sandra Cecotti, h/w

Legal Description:

(18.0000 ac) OPEN SPACE #35 #760597 1973 TRNSF#808258: DR 19 DK 12 E 37 RDS OF SW1/4 OF SE1/4

(Additional legal Description Attached as Exhibit A)

Assessor's Property Tax Parcel or Account No.: P21364

Reference Nos of Documents Assigned or Released: N/A

Chicago Title Company Order 620024975A

STATUTORY WARRANTY DEED

THE GRANTORS, HENRY VANDER VEEN & ANJEAN VANDER VEEN, h/w, for a valuable consideration in hand received, do hereby convey and warrant to NICK CECOTTI & SANDRA CECOTTI, h/w, GRANTEES, the following described real estate, situated in the County of Skagit, State of Washington:

See attached Exhibit A

RESERVING unto themselves, and their heirs, successors, and assigns, a perpetual non-exclusive easement for ingress, egress and utilities, over, across, under and through the East 20 feet of the subject real property, for the benefit of contiguous property owned by them, bearing Skagit County Assessor's Parcel No. P21358, and described in the attached Exhibit B.

Subject To: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Order 620024975A, Schedule "B", Special Exceptions which are attached hereto and made a part hereof.

DATED: 10/29/15, 2015

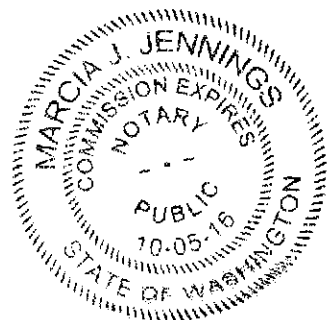
Henry Vander Veen
HENRY VANDER VEEN, Grantor

Anjean Vander Veen
ANJEAN VANDER VEEN, Grantor

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Henry Vander Veen, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29th day of October, 2015

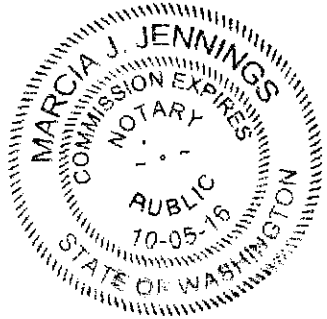


Marcia J. Jennings
NOTARY PUBLIC in and for the State of Washington, residing at
Sedro-Woolley
My commission expires: 10/15/2016
Name: Marcia J. Jennings

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Anjean Vander Veen, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29th day of October, 2015



Marcia J. Jennings
NOTARY PUBLIC in and for the State of Washington, residing at
Sedro-Woolley
My commission expires: 10/15/2016
Name: Marcia J. Jennings

EXHIBIT "A"

Order No.: 620024975A

For APN/Parcel ID(s): P21364 / 340310-4-005-0002

The East 37 rods of the Southwest Quarter of the Southeast Quarter of Section 10, Township 34 North,
Range 3 East, W.M.

Except State Highway right-of-way along the South line thereof
And Except ditch rights of way.

Situated in Skagit County, Washington.

EXHIBIT "B"

The Northeast Quarter of the Southeast Quarter of Section 10, Township 34 North, Range 3 East, W.M.,
EXCEPT that portion condemned by the State of Washington for highway purposes by decree entered
July 6, 1969 in Skagit County Superior Court Cause No. 24792;
AND EXCEPT ditch rights-of-way.
AND ALSO EXCEPT the West 3.45 acres thereof.

Situated in Skagit County, Washington.

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Anacortes
Purpose: Water pipe line
Recording Date: June 6, 1958
Recording No.: 566229
Affects: Portion of said premises
2. Condemnation of access to State Highway Number 1, Fedonia to Jct. US 99 and of light, view and air by Decree in favor of the State of Washington:
Superior Case Cause Number: 24792
County: Skagit
Date Entered: July 6, 1959
3. Record of Survey
Recording Date: April 15, 1985
Recording No.: 8504150004
4. Grant of Conservation Easement including the terms, covenants and provisions thereof
Recording Date: September 13, 2000
Recording No.: 200009130115
5. Notice of Airport Noise and Overflight Effects including the terms, covenants and provisions thereof
Recording Date: March 5, 2009
Recording No.: 200903050091
6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
7. The Land has been classified as Farm and Agricultural Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:
Recording Date: November 15, 1971
Recording No.: 760597
Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.
Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.
8. City, county or local improvement district assessments, if any.
9. 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.
10. The Land may not comply with the subdivision statutes or local subdivision ordinances.