

When recorded return to:
Morrie W. Anderson and Debbie C. Anderson
6543 Claret
Parkville, MO 64152



201512080024

Skagit County Auditor \$76.00
12/8/2015 Page 1 of 4 11:34AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025498

CHICAGO TITLE
620025498

STATUTORY WARRANTY DEED

THE GRANTOR(S) Valerie A. Ross, Unmarried as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Morrie W. Anderson and Debbie C. Anderson, a married couple

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

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

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

Lot(s): 2 SKAGIT COUNTY SHORT PLAT NO. 97-0038

Tax Parcel Number(s): P116183 / 330429-1-003-0800

Subject to:

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

Dated: December 2, 2015

Valerie A. Ross
Valerie A. Ross

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154939
DEC 08 2015

Amount Paid \$ 4900.00
Skagit Co. Treasurer
By John Deputy

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Valerie A. Ross is the person who appeared
before me, and said person acknowledged that she signed this instrument and acknowledged it to be
her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/3/2015

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Wenatchee, WA
My appointment expires: 10/1/2019

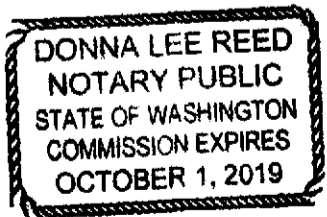


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P116183 / 330429-1-003-0800

PARCEL A:

Lot 2, SKAGIT COUNTY SHORT PLAT NO. 97-0038, approved September 21, 1999, and recorded October 22, 1999, under Auditor's File No. 199910220079, records of Skagit County, Washington; being a portion of the Northeast Quarter of Section 29, Township 33 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress, and utilities over, under, and across the following described parcels:

The West 60 feet of the Northeast Quarter of the Southeast Quarter of Section 29, Township 33 North, Range 4 East of the Willamette Meridian;

AND the South 60 feet of the Southeast Quarter of the Northeast Quarter of Section 29, Township 33 North, Range 4 East of the Willamette Meridian;

EXCEPT the East 200 feet thereof.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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 the face of the filed Skagit County Short Plat 97-0038.:

Recording No. 199910220079
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as contained in instrument recorded under recording no. 8910240022;

Purpose: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads and where water might take a natural course
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: the right to construct and maintain a concrete reservoir and also the right to lay and maintain pipeline from said reservoir
Recording Date: November 9, 1921
Recording No.: 152900
Affects: as installed and described therein
4. Relinquishment of access to State Highway and of light, view and air by Deed:

Grantee: State of Washington
Recording Date: September 30, 1968
Recording No.: 718745
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: the right to lay water mains from a well
Recording Date: October 31, 1913
Recording No.: 99101
Affects: as installed and described therein
6. Easement, road installation, and maintenance agreement, and the terms and conditions therein;

Recording Date: March 16, 1979
Recording No.: 7903160024
7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: September 21, 1989
Recording No.: 8909210068
Matters shown: Easement for access and utilities
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Access and Utilities
Recording Date: October 22, 1999
Recording No.: 199910220080
Affects: as described therein, for the benefit of Lots 1-4 of the short plat
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "B"

Exceptions
(continued)

Purpose: Native Growth Protection
Recording Date: October 22, 1999
Recording No.: 199910220081
Affects: Tracts A, B, C, and D of said short plat

10. Agreement regarding the construction and maintenance of a road;

Recording Date: November 13, 1984
Recording No.: 8411130004

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 19, 1988
Recording No.: 8811290082

11. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 24, 1989
Recording No.: 8910240022

Said instrument contains, among other things, provisions for maintenance by the common users.

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: ingress, egress and utilities
Recording Date: October 22, 1999
Recording No.: 199910220077

Said instrument contains, among other things, provisions for maintenance by the common users.

13. Terms and conditions under a Restrictive Covenant:

Recording Date: July 15, 2003
Recording No.: 200307150156

14. 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.

15. Declaration of Homestead;

Recording Date: August 24, 2010
Recording No.: 201008240099

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