

When recorded return to:

Royden E. and Christine J. Britsch Trust
50287 State Route 20
Concrete, WA 98237



201601130031

Skagit County Auditor

\$76.00

1/13/2016 Page

1 of

4 11:33AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025736

CHICAGO TITLE

620025736

STATUTORY WARRANTY DEED

THE GRANTOR(S) Billie R. Wood and Dianna L. Wood, 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 Royden E Britsch and Christine J Britsch, Trustees of The Royden E & Christine J Britsch Trust dated December 11, 2013

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

PARCEL A:

Lot 3, SKAGIT COUNTY SHORT PLAT NO. 93-016, approved November 3, 1993, and recorded November 15, 1993, in Volume 11 of Short Plats, page 16, under Auditor's File No. 9311150088, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Southwest Quarter of Section 21, Township 35 North, Range 9 East of the Willamette Meridian;

Situated in Skagit County, Washington.

PARCEL B:

An easement for access and utilities over a portion of Lot 2, Skagit County Short Plat No. 93-016, approved November 3, 1993, and recorded November 15, 1993, in Volume 11 of Short Plats, page 16, under Auditor's File No. 9311150088, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Southwest Quarter of Section 21, Township 35 North, Range 9 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P105362 / 350921-3-002-0400

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 100
JAN 13 2016**

Amount Paid \$ 6,110.40
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: January 7, 2016

Billie R. Wood
Billie R. Wood

Dianna L. Wood
Dianna L. Wood

State of WA

County of SKagit

I certify that I know or have satisfactory evidence that

Billie R. Wood and Dianna L. Wood
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: 1-11-16

Cassandra M. Mitchell
Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 3-10-17

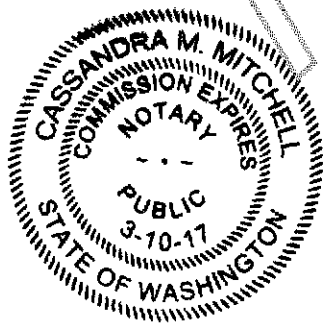


EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 14, 1948
Auditor's No(s): 421590, records of Skagit County, Washington
In favor of: Charles C. Coone and Verna Coone, husband and wife
For: Privilege of entering upon and across said premises and other property to repair and rebuild the waterpipe or flume
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 26, 1957
Auditor's No(s): 556523, records of Skagit County, Washington
In favor of: State of Washington
For: Construction of water supply

Note: Exact location and extent of easement is undisclosed of record.
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 3, 1994
Auditor's No(s): 9410030098, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Portions of Parcels A and B
4. 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. 93-016:

Recording No: 9311150088
5. Easement, including the terms and conditions thereof, created by instrument(s);
Recorded: January 2, 1996
Auditor's No(s): 9601020130, records of Skagit County, Washington
In favor of: Frank S. Um and Keum S. Um, husband and wife
For: Access and utilities
Affects: A Southern portion of Parcel A
6. 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: November 2, 1994
Auditor's No(s): 9411020038, records of Skagit County, Washington
Executed By: Donald Rapp and Jill Rapp
Affects: Parcel A
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 10, 1998
Auditor's No(s): 9808100109, records of Skagit County, Washington
In favor of: Wild Fern Water Association #2
For: Shared well and water system agreement
Affects: Lots 2, 3 and 4

Said easement contains, among other things, provision for maintenance by the common users.
8. Agreement, including the terms and conditions thereof; entered into;
By: Donald G. Rapp and Jill L. Rapp
And Between: The public
Recorded: August 10, 1998

EXHIBIT "A"

Exceptions
(continued)

Auditor's No.: 9808100109, records of Skagit County, Washington
Providing: Shared well and water system agreement

9. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: October 9, 2002
Auditor's No(s): 200210090159, records of Skagit County, Washington
Executed By: Donald Rapp and Jill Rapp, husband and wife
As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.
10. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: November 2, 1994
Auditor's No(s): 9411020037, records of Skagit County, Washington
Executed By: Donald Rapp and Jill Rapp
11. Assessments, if any, levied by Wild Fern Water System.
12. 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.