

When recorded return to:
Timothy R. Cuthbertson
44123 South Skagit Highway
Concrete, WA 98237



201603230041

Skagit County Auditor \$75.00
3/23/2016 Page 1 of 3 11:49AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026699

CHICAGO TITLE
620026699

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peggy J. Cochran, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Timothy R. Cuthbertson, an unmarried person

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

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 91-071, as approved February 11, 1994, and recorded February 11, 1994, in Volume 11 of Short Plats, page 59, under Auditor's File No. 9402110125, records of Skagit County, Washington; being a portion of Government Lot 7 in Section 9, Township 35 North, Range 8 East of the Willamette Meridian;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104580 / 350809-0-004-0503

Subject to:

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

Dated: March 22, 2016


Peggy J. Cochran

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016957

MAR 23 2016

Amount Paid \$ 5220.40
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that

Peggy J. Cochran

(s) 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: March 22, 2016

Kathryn A. Freeman

Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Shokomish, WA

My appointment expires: 9-01-2018

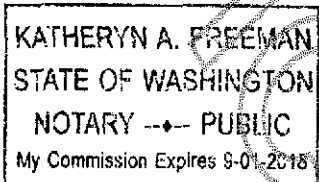


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 16, 1924
Auditor's No(s): 177922, records of Skagit County, Washington
For: Perpetual easement for the establishment and maintenance of a hydrographic station, and uses appurtenant thereto
Affects: Said premises and other property
2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: Wm. H. Kimball, David N. Richardson, and Charles Blair, Trustees for the stockholders of The Sound Timber Company
Recording No.: 435450
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 12, 1995
Auditor's No(s): 9506120065, 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:

Right-of-Way No. 1: The Northwesterly 10 feet of the above Short Plat No. 91-071, EXCEPT the Northeasterly 300 feet thereof.

Right-of-Way No. 2: The Southwesterly 10 feet of the Northeasterly 300 feet of the above described parcels as measured parallel with and at right angles to the Northeasterly line thereof.
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. 91-071:

Recording No: 9402110125
5. Title Notification - Property Designated Mineral Resource Overlay Resource Lands and the terms and conditions thereof

Recording Date: January 5, 1998
Recording No.: 9801050063
6. Title Notification - Property Adjacent to Designated Natural Resource Lands and the terms and conditions thereof

Recording Date: January 5, 1998
Recording No.: 9801050064
7. Native Growth Protection Area and the terms and conditions thereof

Recording Date: January 28, 1998
Recording No.: 9801280050
8. City, county or local improvement district assessments, if any.