

When recorded return to:
Aaron M. Eastwood and Whitney L. Eastwood
26923 Minkler Road
Sedro Woolley, WA 98284



201604070063

Skagit County Auditor \$76.00
4/7/2016 Page 1 of 4 1:40PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620026564

CHICAGO TITLE
620026564

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen A. Wills, Personal Representative of the Estate of Eldon R. Wills, deceased

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

in hand paid, conveys, and warrants to Aaron M. Eastwood and Whitney L. Eastwood, a married couple

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

Tract 2 of SKAGIT COUNTY SHORT PLAT NO. 26-78, as approved May 15, 1978, and recorded May 16, 1978, in Volume 2 of Short Plats, page 212, under Auditor's File No. 879565, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Northeast Quarter of Section 16, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P39188 / ~~39188~~-1-012-0208,
350516

Subject to:

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

Dated: March 25, 2016


The Estate of Eldon R. Wills, deceased

BY: 
Stephen A. Wills, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 1234

APR 07 2016

Amount Paid \$ 4989.00
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County Whatcom of Whatcom

I certify that I know or have satisfactory evidence that

Stephen A. Willis

is are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Eldon R. Willis, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 5, 2018

Nancy Lam

Name: Nancy Lam
Notary Public in and for the State of Washington
Residing at: Bellvueham
My appointment expires: 11-13-19



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 15, 1925
Auditor's No(s).: 184884, 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: Southerly portion of said property
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 26, 1948
Auditor's No(s).: 416169, records of Skagit County, Washington
In favor of: State of Washington
For: Drainage

The legal description contained in said easement is not sufficient to determine its exact location within said premises.
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 2, 1925
Auditor's No(s).: 189529, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

The legal description contained in said easement is not sufficient to determine its exact location within said premises.
4. 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 SKAGIT COUNTY SHORT PLAT NO. 26-78.

Recording No: 879565
5. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: March 27, 1914
Auditor's No.: 101559, records of Skagit County, Washington
Affects: Said premises and other property

NOTE: Said mineral rights are leased to Carbon River Energy Partnership as disclosed by instrument recorded February 26, 1988, under Auditor's File No. 8802260024, records of Skagit County, Washington.
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 16, 1987
Auditor's No(s).: 8706160052, 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: The West 10 feet of the South 10 feet of said premises
7. Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;
Recorded: December 26, 2001
Auditor's No(s).: 200112260001, records of Skagit County, Washington

EXHIBIT "A"

Exceptions
(continued)

8. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands;
Recorded: December 26, 2001
Auditor's No(s): 200112260002, records of Skagit County, Washington