



201604200079

Skagit County Auditor

4/20/2016 Page

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4

\$76.00
3:50PM

When recorded return to:

Denise M. Moore Ortner
710 199th Avenue Southeast
Sammamish, WA 98074

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620026990

CHICAGO TITLE

620026990

STATUTORY WARRANTY DEED

THE GRANTOR(S) L. Stedem Wood, an unmarried man

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

in hand paid, conveys, and warrants to Denise M. Moore Ortner, a married woman as her separate estate

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

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

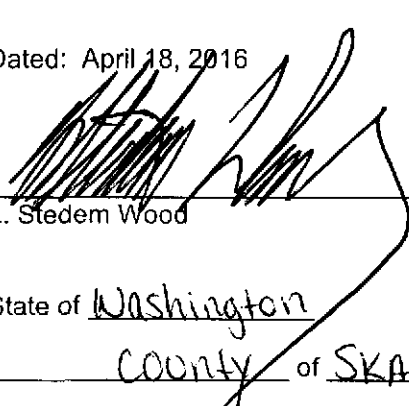
Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): C Short Plat 64-78 Tax/Map ID(s):

Tax Parcel Number(s): P48735 / 360335-3-010-0006, P102615 / 360335-3-010-0105,

Subject to: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 18, 2016


L. Stedem Wood

State of Washington

County of SKAGIT

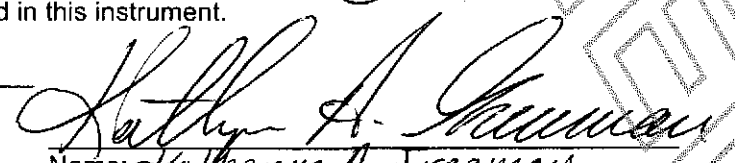
I certify that I know or have satisfactory evidence that

L. Stedem 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: April 19, 2016

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 9-01-2018


Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish CO

My appointment expires: 9-01-2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016/457
APR 20 2016

Amount Paid \$ 11,308.⁰⁰
Skagit Co. Treasurer
By mm Deputy

EXHIBIT "A"
Legal Description
(continued)

For APN/Parcel ID(s): P48735 / 360335-3-010-0006 and P102615 / 360335-3-010-0105

Parcel A:

Tract "C" of Short Plat No. 64-78, approved September 25, 1978, recorded September 26, 1978 in Book 3 of short plats, page 21, under Auditor's File No. 888174; being a portion of the Southeast quarter of the Southwest quarter of Section 35, Township 36 North, Range 3 East, W.M.

Situate in Skagit County, Washington.

Parcel B:

Easements for road purposes as created by instruments recorded April 26, 1968 and April 10, 1969, under Auditor's File Nos. 713026, 725250 and 725251, respectively.

Situate in Skagit County, Washington.

EXHIBIT "B"

Exceptions

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

Granted to: Blanchard-Edison Water Association
Purpose: Water pipelines and access road to a proposed reservoir
Recording Date: June 20, 1957 and June 25, 1957
Recording No.: 552796 and 552973
Affects: Portion of the Southwest quarter of Section 35, Township 36 North, Range 3 East

The exact location and extent of said easement is not disclosed of record.

2. 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 Short Plat No. 64-78:

Recording No: 888174

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

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution lines
Recording Date: October 29, 1993
Recording No.: 9310290017
Affects: Portion of said premises

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

Granted to: Frank L. Teachman, et al
Purpose: Ingress and egress, for roadway purposes
Recording Date: April 26, 1968
Recording No.: 713026
Affects: Portion of said premises and other property

5. Agreement including the terms, covenants and provisions thereof:

Regarding: Road construction and maintenance agreement
Executed by: J. William Taylor, et al
Recording Date: January 10, 1997
Recording No.: 9701100065
Affects: Said premises and other property

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: March 26, 2008
Recording No.: 200803260107
Matters shown: Ecology block soil bins

EXHIBIT "B"

Exceptions
(continued)

7. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: June 19, 1980
Lessor: John Chicoratich and Marilyn Chicoratich, husband and wife
Lessee: Blanchard-Edison Water Association
Recording Date: April 6, 1981
Recording No.: 8104060033

An agreement to amend or modify certain provisions of said lease, as set forth in the document executed by:

Recording Date: September 13, 2006
Recording No.: 200609130181

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.