



201604260037

When recorded return to:

Michael D. Peterson and Amy L. Peterson  
231 Manito Drive  
Mount Vernon, WA 98273

Skagit County Auditor

\$75.00

4/26/2016 Page

1 of

3 1:42PM

Filed for Record at Request of  
Greater Puget Sound Escrow, Inc.  
Escrow Number: 1011379AL

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS John J. Oliveira and Juliana Oliveira, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael D. Peterson and Amy L. Peterson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

110332

Tax Parcel Number(s): P78062

Abbreviated Legal: Section 24, Township 34 North, Range 4 East; Ptn. Se NW and Lot 5, Totem Ridge II

Legal description attached hereto as Exhibit 'A' and by this reference made a part hereof

Subject to: Future taxes and Special Exceptions Exhibit "A" attached hereto and made a part thereof

Dated April 21, 2016

\_\_\_\_\_  
John J. Oliveira

\_\_\_\_\_  
Juliana Oliveira

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20161559

APR 26 2016

STATE OF North Carolina  
COUNTY OF Onslow } SS:

Amount Paid \$ 4615.20  
Skagit Co. Treasurer  
By Mhm Deputy

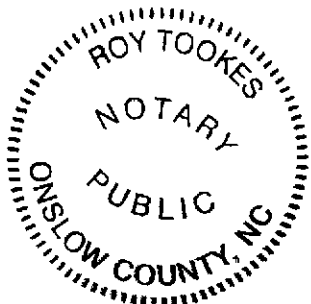
I certify that I know or have satisfactory evidence that John J. Oliveira and Juliana Oliveira

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-21-2016

\_\_\_\_\_  
Signature of Notary Public

Notary Public in and for the State of North Carolina  
Residing at 1637 W. Coibett Swainsboro, NC 28584  
My appointment expires: 4-11-2019



### Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

#### PARCEL "A":

Lot 5, "TOTEM RIDGE II," as per plat recorded in Volume 10 of Plats, page 38, records of Skagit County, Washington.

#### PARCEL "B":

That portion of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 34 North, Range 4 East, WM., described as follows:

Beginning at the Southeast corner of said West 1/2;  
thence North 00°46'03" East, along the East line of said West 1/2, a distance of 426.00 feet, more or less, to the point of beginning at the Southwest corner of Lot 5, "TOTEM RIDGE II," as per plat recorded in Volume 10 of Plats, page 38, records of Skagit County, Washington;  
thence North 88°30'28" West, along the Westerly extension of the South line of said Lot 5, a distance of 8.97 feet;  
thence North 50°34'14" West, a distance of 52.55 feet, more or less, to the intersection of the West line of the East 50.00 feet of said West 1/2;  
thence North 00°46'03" East along said West line a distance of 57.7 feet, more or less, to the intersection with the Westerly extension of the North line of said Lot 5;  
thence South 88°30'28" East along the Westerly extension of said North line a distance of 50.00 feet to the Northwest corner of said Lot 5;  
thence South 00°46'03" West, along the West line of said Lot 5, a distance of 90.00 feet to the point of beginning.

Special Exceptions – Exhibit “A”

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Washington Telephone Company  
Recorded: December 5, 1972  
Auditor's No. 777744  
Purpose: Construct, maintain, etc., underground telephone lines, etc.  
Area Affected: Easterly 7 feet of Lot 5 and other property

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Totem Ridge II  
Recorded: May 1, 1973  
Auditor's No.: 784368

Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 9902180053.

PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: February 18, 1999  
Auditor's No.: 9902180054  
Executed By: B.W. Fischer and Briar Development Company