



201605020145

When recorded return to:  
Christopher Stephen Robertson and Gretchen  
Ashley Stone Robertson  
5459 Parkridge Place  
Sedro Woolley WA 98284

Skagit County Auditor \$76.00  
5/2/2016 Page 1 of 4 3:51PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026916

**CHICAGO TITLE**  
*620026916* **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Donald L. Green, 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 Christopher Stephen Robertson and Gretchen Ashley Stone  
Robertson, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 1, SKAGIT COUNTY SHORT PLAT NO. 93-027, approved June 18, 1997, and recorded June  
25, 1997, in Volume 13 of Short Plats, page 15, under Auditor's File No. 9706250041, records of  
Skagit County, Washington; being a portion of the Southeast Quarter of the Northeast Quarter, of  
Section 32, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P101721 / 360432-1-003-0209,

Subject to:

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

Dated: April 27, 2016

Donald L. Green  
Donald L. Green

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20161724  
MAY 02 2016

Amount Paid \$ 7837.<sup>00</sup>  
Skagit Co. Treasurer  
By *Mdm Deputy*


STATUTORY WARRANTY DEED  
(continued)

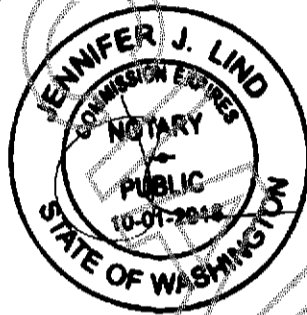
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Donald L. Green  
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: 5.2.16

  
Name: Jennifer J. Lind  
Notary Public in and for the State of WA  
Residing at: bow  
My appointment expires: 10-01-18



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, dedicated by instrument  
Recorded: September 14, 1981  
Auditor's No.: 8109140012, records of Skagit County, WA  
In favor of: All subsequent owners of property  
For: Ingress, egress, and utilities  
Affects: The West 30 feet of said premises
2. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: December 6, 1982  
Auditor's No.: 8212060022, records of Skagit County, WA  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: The Southerly portion of said premises as delineated on said short plat
3. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: July 25, 1983  
Auditor's No.: 8307250039, records of Skagit County, WA  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: The Southerly portion of said premises as delineated of said short plat
4. Exceptions and reservations as contained in Deed  
From: J.A. (Hugh) Wear and Mary Wear, husband and wife  
Recorded: May 15, 1979  
Auditor's No.: 7905150064, records of Skagit County, WA  
As follows:

Reservation and retention by grantors, their heirs and assigns of a right to one-half interest in any oil and gas contained within the premises with adequate convenient access rights across the premises in connection therewith, which reservation of these oil rights is for a term and period only so long as the grantors of either of them live and so long as any child of grantors lives. Upon the last such death, any and all retained interest in the oil and gas or oil and gas rights by the grantors shall terminate and total ownership thereof vests in the grantees, their heirs, executors, administrators, and assigns automatically, and without further conveyance.

5. Covenants, restrictions, and easements contained in declaration of restrictions  
Recorded: September 14, 1981  
Auditor's No.: 8109140012, records of Skagit County, WA  
Executed by: Park Lane Resources, Inc., a Washington corporation
6. Effect of Declaration of "Allodium" Estate;  
Dated: April 2, 1983  
Recorded: August 9, 1983  
Auditor's No.: 8308090010, records of Skagit County, WA  
Declarant: Clair G. Brooks and Gloria J. Brooks, husband and wife
7. Variance including the terms, covenants and provisions thereof  
  
Recording Date: February 17, 1994 and April 7, 1994  
Recording No.: 9402170079 and 9404070049
8. 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. 93-027:  
  
Recording No: 9706250041
9. Any rights, interests, or claims which may exist or arise by reason of the following matters

**EXHIBIT "A"**

Exceptions  
(continued)

disclosed by survey,

Recording Date: June 9, 1998

Recording No.: 9806090031

Matters shown: Possible encroachment of a fence along the Southerly boundary of said premises

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

Recording Date: December 16, 2003

Recording No.: 200312160116

Matters shown: Possible encroachment of a fence along the Easterly boundary of said premises by an undisclosed amount

11. City, county or local improvement district assessments, if any.