

When recorded return to:

Timothy P. Olivarez and Lindsey M. Olivarez
24667 Twin Holly Court
Sedro Woolley, WA 98284



201605130080

Skagit County Auditor

\$77.00

5/13/2016 Page

1 of

5 1:41PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St

Mount Vernon, WA 98273

CHICAGO TITLE

Escrow No.: 620027006

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald Rose, 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 Timothy P. Olivarez and Lindsey M. Olivarez, husband and wife

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): 3 AND PTN 4 SKAGIT COUNTY SHORT PLAT NO. 93-037 Tax/Map ID(s):

Tax Parcel Number(s): P104466 / 350519-0-154-0300,

*Pln of Sec 19,
T 35 N., R 5 E*

Subject to:

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

Dated: May 5, 2016

Ronald Rose By Patti E. Shang His Attorney in fact
Ronald Rose

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2016 1889

MAY 13 2016

Amount Paid \$ *4,544.00*

Skagit Co. Treasurer

By *[Signature]* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Wash
County of Skagit

I certify that I know or have satisfactory evidence that Peter E. Shump

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 Power Attorney of Bonell Rose to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 05-13-16

Name: Trudy J. Crain
Notary Public in and for the State of WASH
Residing at: Bellevue
My appointment expires: 1-14-19

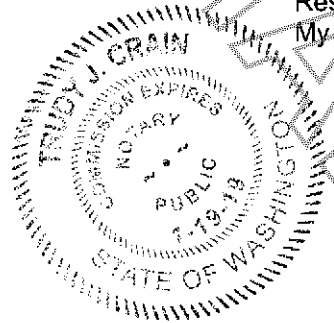


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104466 / 350519-0-154-0300

PARCEL A:

Lot 3, SKAGIT COUNTY SHORT PLAT NO. 93-037, approved November 12, 1975, and recorded November 17, 1993, in Volume 11 of Short Plats, pages 19 and 20, under Auditor's File No. 9311170073, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 5 East of the Willamette Meridian;

Situated in Skagit County, Washington.

PARCEL B:

That portion of Lot 4, SKAGIT COUNTY SHORT PLAT NO. 93-037, approved November 12, 1975, and recorded November 17, 1993, in Volume 11 of Short Plats, pages 19 and 20, under Auditor's File No. 9311170073, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 5 East of the Willamette Meridian, and lying Easterly of the following described line as follows:

Beginning at the Northeast corner of said Lot 4:

Thence South 88°10'57" West along the North line of said Lot 4, a distance of 38 feet to the true point of beginning of said line;

Thence Southeasterly in a straight line to a point on the Northerly boundary of Twin Holly Court, which point is Westerly 5 feet from the most Easterly corner of said Lot 4 and the end of said line.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 7, 1962
Auditor's No.: 624779, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

2. Easement, including the terms and conditions thereof, granted by instrument;
Dated: July 19, 1995
Recorded: July 19, 1995
Auditor's No.: 9507190072, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington
For: All things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the following described lands
Affects: The Southerly 20 feet of Lot 4, together with Tract E (also known as Twin Holly Court)

3. 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. 93-037:

Recording No: 9311170073

4. Joint Utility and Road Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: January 18, 1994
Recording No.: 9401180076

5. Agreement, including the terms and conditions thereof; entered into;
By: George R. Lockman
And Between: Public Utility District No. 1 of Skagit County
Recorded: June 19, 1995
Auditor's No.: 9506190049, records of Skagit County, Washington
Providing: Water service agreement

EXHIBIT "B"

Exceptions (continued)

6. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: January 18, 1994

Auditor's No.: 9401180075, records of Skagit County, Washington

Executed By: West Cascade Enterprises, Inc.

AMENDED by instrument:

Recorded: June 20, 1997

Auditor's No.: 9706200021, records of Skagit County, Washington

7. Boundary Line Adjustment Deed including the terms, covenants and provisions thereof

Recording Date: June 2, 1999

Recording No.: 9906020010

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