

When recorded return to:

Stephen Fallquist and Jennifer M Fallquist
20876 Hermway Heights Road
Mount Vernon, WA 98274



201606100068

Skagit County Auditor

\$77.00

6/10/2016 Page

1 of

5 11:41AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027288

CHICAGO TITLE
620027288

STATUTORY WARRANTY DEED

THE GRANTOR(S) Otto Sather and Betty Sather, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Stephen Fallquist and Jennifer M Fallquist, 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): PTN 10 HERMWAY HEIGHTS

Tax Parcel Number(s): P65659/3924-000-010-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 10 2016

Amount Paid \$

Skagit Co. Treasurer

By

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 2, 2016

Otto Sather
Otto Sather

Betty Sather
Betty Sather

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Otto Sather and Betty Sather are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 7, 2016
Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

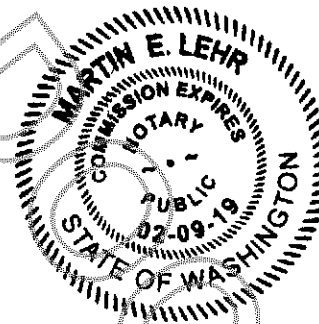


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P65659/3924-000-010-0005

Tract 10, ASSESSOR'S PLAT OF HERMWAY HEIGHTS, according to the plat thereof recorded in Volume 9 of Plats, page 47, records of Skagit County, Washington. EXCEPT that portion thereof described as follows:

Beginning at the Southeast corner of said Lot 10;

Thence North 4 degrees 21'00" East 3.92 feet along the Easterly line of Lot 10 to an angle point in said line;

Thence North 13 degrees 35'00" East, 11.41 feet along said Easterly line;

Thence North 85 degrees 20'53" West, 147.53 feet to a point on the Westerly line of Lot 10 which is 32.00 feet from the Southwest corner thereof;

Thence South 32 degrees 34'40" West, 32.00 feet to said Southwest corner;

Thence East, 161.30 feet along the South line of said Lot 10 to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. 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
Auditor's No.: 99302, records of Skagit County, Washington
2. 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: November 17, 1913
Auditor's File No.: Volume 95 of Deeds, page 336
3. 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: May 1, 1920
Auditor's No.: 141727, records of Skagit County, Washington
4. 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: December 2, 1939
Auditor's No.: Volume 178 of Deeds, page 355, records of Skagit County, Washington
5. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: March 21, 1966
Auditor's No(s): 680321, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Pipe or Pipes or Line or Lines for the transportation of water

EXHIBIT "B"

Exceptions
(continued)

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