

When recorded return to:  
Donald J. Virgovic and Deborah L. Virgovic  
5644 Island View Way  
Bow, WA 98232



201606140073

Skagit County Auditor \$77.00  
6/14/2016 Page 1 of 5 2:14PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 111596

### Statutory Warranty Deed

111596  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Tim Williamson and Hilary Williamson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Donald J. Virgovic and Deborah L. Virgovic, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 35, Township 36 North, Range 3 East, W.M.; Ptn. North 1/2 SW 1/4

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

The above described property will be combined or aggregated with contiguous property to the South owned by the Grantees;

The boundary line adjustment is not for the purposes of creating an additional building lot.

The boundary line adjustment is approved by Arno Roeder of the Skagit County Planning Department.

6/14/2016

Tax Parcel Number(s): P116959, 360335-3-001-0100

Dated 6-10-16

[Signature]  
Timothy J. Williamson

[Signature]  
Hilary W. Williamson

WASHINGTON COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

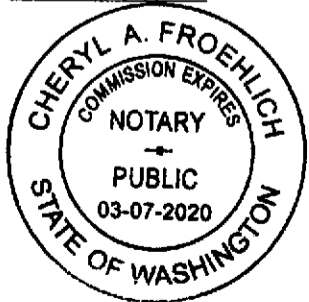
2016 2416  
JUN 14 2016

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 1785.00  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Timothy J. Williamson and Hilary W. Williamson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-10-16



[Signature]  
Printed Name: Katie Hickok Cheryl A. Froehlich  
Notary Public in and for the State of Washington  
Residing at Bonington  
My appointment expires: 1/07/2019 3/7/2020

**EXHIBIT A**

That portion of Lot 2, Short Plat No. 97-0012, approved on July 27, 2000 and recorded July 28, 2000, under Auditor's File No. 200007280006, records of Skagit County, in the Southwest Quarter of Section 35, Township 36 North, Range 3 East, W.M., more particularly described as follows:

Beginning at the Southeast corner of said Lot 2; thence South 88 Degrees 22'08" West along the South line of said Lot 2 a distance of 738.86 feet to the Southwest corner of said Lot 2; thence North 21 Degrees 06'37" West along the Westerly line of said Lot 2 a distance of 113.78 feet; thence along the centerline of a ravine, the following courses and distances:

N 83 Degrees 29'37" E 274.59 feet;  
S 73 Degrees 41'07" E 59.71 feet;  
N 89 Degrees 08'55" E 139.53 feet;  
N 54 Degrees 15'17" E 131.29 feet  
S 87 Degrees 51'51" E 45.74 feet;  
N 86 Degrees 21'16" E 35.63 feet,  
N 62 Degrees 03'54" E 30.43 feet,

to the Easterly line of said Lot 2; thence South 26 Degrees 15'18" East along the Easterly line of said Lot 2 a distance of 215.26 feet to the Point of Beginning.

## Exhibit B

### SCHEDULE "B-1"

#### EXCEPTIONS:

##### A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Pacific Telephone and Telegraph Company  
Recorded: October 4, 1912  
Auditor's No. 93129  
Purpose: The right to erect and maintain poles, with necessary wire and fixtures thereon  
Area Affected: Northwest ¼ of the Southwest ¼ of Section 35, Township 36 North, Range 3 East, W.M.

##### B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Blanchard-Edison Water Association  
Recorded: Volume 287 of Deeds, page 632  
Auditor's No. 552973  
Purpose: Right to construct, maintain, improve and repair access roadway to proposed water reservoir site including right of ingress and egress

##### C. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Not disclosed  
Recorded: November 25, 1924  
Auditor's No.: 179015  
For: Right-of-way privileges  
Affects: Westerly 30 feet of subject property

##### D. 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: Short Plat No. 97-0012  
Recorded: July 28, 2000  
Auditor's No.: 200007280006

##### E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy  
Recorded: August 17, 1998  
Auditor's No. 9808170151  
Purpose: "...electric distribution systems..."  
Area Affected: As described therein

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County  
Recorded: July 28, 2000  
Auditor's No.: 200007280007  
Area Affected: As delineated on the face of said Short Plat

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Lots 1, 2, 3 and 4 of said Short Plat  
Recorded: July 28, 2000  
Auditor's No.: 200007280008  
Purpose: Ingress, egress and utilities  
Area Affected: Easterly portion of said premises

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

Recorded: October 18, 2000  
Auditor's No.: 200010180047  
Executed By: John G. Deming, Trustee of the E.C. Deming Living Trust

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: December 18, 2000  
Auditor's No.: 200012180153

I. Any tax, fee, assessments or charges as may be levied by E.C. Deming Tracts Homeowner's Association.

J. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: January 18, 2005  
Auditor's No.: 200501180129  
Regarding: Notice of On-Site Sewage System Status

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 111596  
7 of 11

K. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: Michael A. Cesema  
Recorded: February 21, 2007  
Auditor's No.: 200702210106

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

L. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: January 14, 2016  
Auditor's No.: 201601140096