

When recorded return to:
Timothy A. Russell and Stephanie S. Russell
PO Box 354
Mountlake Terrace, WA 98043



201606170099

Skagit County Auditor \$77.00
6/17/2016 Page 1 of 5 1:57PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027363 **CHICAGO TITLE**

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jarrod Aragon and Eva L. Aragon, 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 Timothy A. Russell and Stephanie S. Russell, a married couple
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): 1 SHORT PLAT NO. SP-1-09 Tax/Map ID(s):

Tax Parcel Number(s): P113067 / 4706-000-009-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

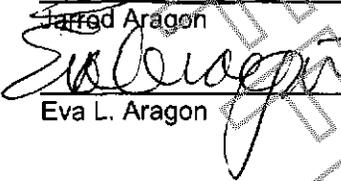
20162447
JUN 17 2016

Amount Paid \$ 146.00
Skagit Co. Treasurer
By *ML* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 7, 2016



Jarrod Aragon


Eva L. Aragon

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jarrod Aragon and Eva L. Aragon 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 17, 2016



Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --+-- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P113067 / 4706-000-009-0000

PARCEL A:

Lot 1, Short Plat No. SP-1-09, approved June 8, 2010, recorded June 8, 2010, under Auditor's File No. 201006080049, records of Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress, and construction, operation and maintenance of residential utility services over, under and through the hereinafter described portion of Lot 3 of Short Plat No. SP-1-09 filed under Auditor's File Number 201006080049, records of Skagit County, Washington.

Easement Description:

Beginning at the Southeasterly corner of said Lot 3, said point being on the Marshall Avenue cul-de-sac shown on said Short Plat;
thence North 59°07'23" West along the Southerly line of said Lot 3, a distance of 134.82 feet to an angle point in said Southerly line;
thence North 84 degrees 00'01" East, a distance of 33.33 feet to the angle point in the East line of said Lot 3;
thence South 59 degrees 07'23" East along the Easterly line of said Lot 3, a distance of 97.23 feet to the Marshall Avenue cul-de-sac, said point being on a curve concave to the East from which the radius point bears South 73 degrees 07'10" East, a distance of 45.00 feet;
thence Southerly along said curve through a central angle of 29 degrees 20'31" , and an arc distance of 23.05 feet to the point of beginning of this description.

All situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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 METCALFE MEADOWS :

Recording No: 9801160082

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2000
Auditor's No(s): 200005220077, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corp.
For: Natural gas pipe line or pipelines
Affects: Southerly 5 feet of said premises
3. Terms and conditions of City of Sedro Woolley Certificate for Ordinance recorded November 10, 1994, under Auditor's File No. 9411100032, records of Skagit County, Washington.
4. Agreement and Easement, including the terms and conditions thereof; entered into;
By: CEI, LLC, a Washington Limited Liability Company
And Between: Stewart J. Metcalfe and Teresa L. Grage, husband and wife
Recorded: September 19, 2003
Auditor's No. 200309190279, records of Skagit County, Washington
Providing: Roadway easement together with the maintenance thereof
5. Agreement and Easement, including the terms and conditions thereof; entered into;
By: Stewart Metcalfe and Teresa L. Grage, husband and wife
And Between: Stewart Metcalfe and Teresa L. Grage, husband and wife
Recorded: October 24, 2003
Auditor's No. 200310240134, records of Skagit County, Washington
Providing: Easement for ingress, egress and road right of way together with the maintenance thereof
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 29, 1999
Auditor's No(s): 199910290278, records of Skagit County, Washington
In favor of: Stu J. Metcalfe and Teresa L. Grage, husband and wife
For: Ingress, egress and utilities
Affects: Southeasterly portion of said premises
7. Agreement Regarding Maintenance of Drainage Facilities including the terms, covenants and provisions thereof

EXHIBIT "B"

Exceptions
(continued)

Recording Date: December 14, 2001
Recording No.: 200112140120

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 SHORT PLAT NO. SP-1-09:

Recording No: 201006080049

9. Assessments, if any, levied by City of Sedro Woolley.
10. City, county or local improvement district assessments, if any.