

When recorded return to:
Karen L. Jacobson
24319 Duvall Drive
Sedro Woolley, WA 98284



201606300074

Skagit County Auditor \$76.00
6/30/2016 Page 1 of 4 11:35AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027548

CHICAGO TITLE 620027548 STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Dills and Crissy Leigh Dills, 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 Karen L. Jacobson, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

That portion of the North Half of the Southwest Quarter of Section 18, Township 36 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of said Southwest Quarter of said Section 18, which point bears North 00°31'27" East a distance of 1,508.51 feet from the Southeast corner of said Southwest Quarter of said Section 18;
Thence South 62°59'21" West a distance of 75.39 feet;
Thence North 87°29'31" West a distance of 191.02 feet;
Thence North 70°43'40" West a distance of 307.83 feet;
Thence North 01°22'50" East a distance of 32.80 feet to a point in the centerline of Thompson's Gulch, and which point is the true point of beginning of this description;
Thence continue North 01°22'50" East along the centerline of Thompson's Gulch a distance of 80.20 feet;
Thence North 20°29'25" West a distance of 58.94 feet;
Thence North 71°56'56" West a distance of 994.96 feet to a point on the curve of the Easterly right-of-way line of the abandoned Northern Pacific Railroad Grade, at which point the tangent to said curve bears South 43°25'04" West;
Thence Southwesterly along said curve to the right having a radius of 1,859.32 feet, an arc distance of 117.15 feet;
Thence South 47°01'40" West along the Easterly right-of-way line of said abandoned railroad a distance of 21.44 feet;
Thence South 71°56'56" East a distance of 1,118.62 feet to the true point of beginning of this description.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities 60 feet wide as described in instrument recorded February 4, 1983, under Auditor's File No. 8302040021, records of Skagit County, Washington.

Situated in Skagit County, Washington.

P50969

STATUTORY WARRANTY DEED
(continued)

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

Tax Parcel Number(s): P50969 / 360518-0-010-0001,

Subject to:

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

Dated: June 29, 2016

Richard Dills
Richard Dills

Crissy Leigh Dills
Crissy Leigh Dills

20162722
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 30 2016

Amount Paid \$ 5878 11
Skagit Co. Treasurer
By Deputy

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

Richard Dills and Crissy Leigh Dills
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 6/29/16

Tara A. Stewart
Name: Tara A. Stewart
Notary Public in and for the State of WA
Residing at: Maple Valley
My appointment expires: 4-6-17

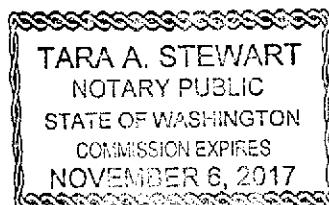


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 11, 1954
Auditor's No(s): 501390, records of Skagit County, Washington
In favor of: United States of America
For: Electric power transmission system, together with right to keep said right-of-way clear of trees, brush, etc., and together with rights of ingress and egress
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 14, 1956
Auditor's No(s): 541548, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation, a Delaware corporation
For: Constructing, maintaining, etc., a pipeline etc.
3. Easement for electric power transmission system, together with right to keep said right-of-way clear of trees, brush, etc., and together with rights of ingress and egress, and together with an easement for access road, all as condemned by the United States of America, by Decree filed August 28, 1963, and August 29, 1963, under United States District Court Cause Nos. 264 and 265.
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 24, 1967
Auditor's No(s): 696502, records of Skagit County, Washington
In favor of: Ernest W. Duvall and Louise Duvall, husband and wife
For: Roadway purposes and for constructing, installing and maintaining utility pipes and lines and reserving the right to withdraw water from a spring
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 14, 1968
Auditor's No(s): 714754, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 1, 1948
Auditor's No(s): 418719, records of Skagit County, Washington
In favor of: United States of America
For: Transmission line
7. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: February 4, 1983
Auditor's No(s): 8302040021, records of Skagit County, Washington
Executed By: Willard Hendrickson, et ux
As Follows: Said maintenance and upkeep shall be the responsibility of the grantees under this easement and of other persons entered to use said roadway
8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 22, 2002
Auditor's No(s): 200202220106, records of Skagit County, Washington
In favor of: Northwest Pipeline Corporation
For: To locate, survey, construct, entrench, maintain, repair, replace, protect, inspect and operate a pipeline or pipelines, cathodic equipment and/or appurtenances which may be constructed on or above the surface including but not limited to valves and metering equipment; electrical and/or communications cable, underground conduit, splicing boxes and roads
Affects: 75 feet in width being 55 feet Easterly and 20 feet Westerly as measured from the centerline of the Grantees most Westerly pipeline

EXHIBIT "A"

Exceptions (continued)

Agreement, including the terms and conditions thereof; entered into;
By: Northwest Pipeline Corporation
And Between: Richard Ernest Duvall and Mae Duvall
Recorded: March 12, 2002
Auditor's No.: 200203120106, records of Skagit County, Washington
Providing: To give public notice that all trees and associated rights thereof located
within the clearing limits of NWP's proposed Evergreen Expansion pipeline easement, as
provided in Exhibit "A" of that certain Timber Sale Agreement dated February 15, 2002,
between seller, and NWP within Seller's property, located on: Tax Lot #P50969 in Skagit
County, Washington, have been sold and all rights transferred to NWP as of the effective date
of the above referenced Timber Sale Agreement.

10. Terms and conditions of the easement set forth in Parcel B of Exhibit "A".
11. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands;
Recorded: February 5, 2008
Auditor's No(s).: 200802050051, records of Skagit County, Washington
12. Terms, conditions, and restrictions of that instrument entitled Title Notification - Waiver of 200' Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands;
Recorded: February 5, 2008
Auditor's No(s).: 200802050052, records of Skagit County, Washington
13. Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;
Recorded: February 25, 2008
Auditor's No(s).: 200802250161, records of Skagit County, Washington
14. City, county or local improvement district assessments, if any.