



201607050120

Skagit County Auditor

\$76.00

7/5/2016 Page

1 of

4 2:00PM

**When recorded return to:**

Christopher Rogers and Melissa Rogers  
20781 Travis Lane  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500042769

**CHICAGO TITLE**  
**500042769**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Peter J. Poeschel, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Christopher Rogers and Melissa Rogers, husband and wife

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

The West Half of the Southwest Quarter of the Southeast Quarter of Section 1, Township 35, North, Range 5 East of the Willamette Meridian.

(Also known as Tract 73 of that survey recorded on October 23, 1989, in Volume 9 of Surveys, pages 51 and 52, under Auditor's File No. 8910230031, records of Skagit County, Washington.)

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P38443 / 350501-4-003-0101, P118444 / 350501-4-003-0300,

Subject to:

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

Dated: June 17, 2016

Peter J. Poeschel

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20162818  
JUL -5 2016

Amount Paid \$ 1598.10  
Skagit Co. Treasurer  
By HB Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Peter Poeschel is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 28th 2016

[Signature]

Name: Don Graham

Notary Public in and for the State of WA

Residing at: Bethell, WA

My appointment expires: 4-9-17



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State Division of Forestry  
Purpose: Construct and maintain road for Forest Protections purposes  
Recording Date: March 30, 1937  
Recording No.: 288275

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 21, 1989  
Recording No.: 8902210090

Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

and Re-Recording Date: October 23, 1989  
and Re-Recording No.: 8910230016  
Reason: to add and correct easements

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 3, 1989; April 16, 2002  
Recording No.: 8910300086; 200204160016

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SURVEY :

Recording No: 8910230031

4. Mineral Reservations and the terms and conditions thereof

Recording Date: October 11, 1988  
Recording No.: 8810110042

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: August 20, 2007  
Recording No.: 200708200174  
Affects: Said premises and other property

6. Access and Utility Easement and the terms and conditions thereof

Recording Date: August 9, 2010  
Recording No.: 201008090057

Amended by document

Recording No.: May 11, 2015  
Recording No.: 201505110071

7. Lot of Record Certification

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: September 8, 2010  
Recording No.: 201009080060

8. Assessments, if any, levied by Noretap Maintenance Corporation.
9. City, county or local improvement district assessments, if any.
10. The Land has been classified as Timber Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: October 24, 2001  
Recording No.: 200110240082

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.