



201607050122

Skagit County Auditor

\$76.00

7/5/2016 Page

1 of

4 2:01PM

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.: 500042790

CHICAGO TITLE
500042790

STATUTORY WARRANTY DEED

THE GRANTOR(S) Noretap,, a Washington general partnership

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, a married couple

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

The East 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 74 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): P38442 / 350501-4-003-0010,

Subject to:

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

Dated: June 17, 2016

Noretap,

BY:

Peter J. Poeschel
Peter J. Poeschel, Partner

BY:

Ronald Schultz
Ronald Schultz, Partner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162819
JUL 5 2016


Amount Paid \$ 1162.00
Skagit Co. Treasurer
Deputy
By HB

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SNOHOMISH

I certify that I know or have satisfactory evidence that Peter J. Poeschel and Ronald Schultz are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as partners of Norefep, a Washington general partnership to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 28, 2016


Name: Don Graham
Notary Public in and for the State of WA
Residing at: Buckley WA
My appointment expires: 4-9-17

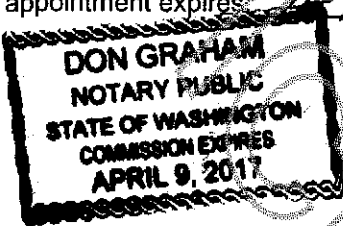


EXHIBIT "A"
Exceptions

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 Date: 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.