

When recorded return to:

James Lee Clay and Andrea Leebron-Clay
888 Chuckanut Ridge Drive
Bow, WA 98232



201607190138

Skagit County Auditor

\$77.00

7/19/2016 Page

1 of

5 2:00PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98225

Escrow No.: 245380353

CHICAGO TITLE

620026588

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Larry Barthold and Carol Ann Fleming, husband and wife

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

in hand paid, conveys, and warrants to James Lee Clay and Andrea Leebron-Clay, 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.)

PTN SW SE, 05-36-03

Tax Parcel Number(s): P96130/360305-4-001-0100, P115524/360305-4-001-0200

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2016 3638

JUL 19 2016

Amount Paid \$ 47,175.00
Skagit Co. Treasurer
By *MAM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 12, 2016

John Larry Barthold
John Larry Barthold

Carol Ann Fleming
Carol Ann Fleming

State of WASHINGTON
County of

I certify that I know or have satisfactory evidence that John Larry Barthold and Carol Ann Fleming 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: 7-14-16
Marlin DuBois

Marlin DuBois
Notary Public in and for the State of Washington
Residing at: Bellingham, WA
My appointment expires: March 17, 2019

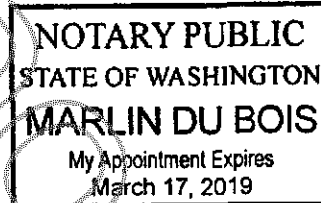


EXHIBIT "A"
Legal Description

PARCEL A:

That portion of the Southeast Quarter of Section 5, Township 36 North, Range 3 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southeast corner of said Southeast Quarter of Section 5;
thence North 02°15'57" East along the East line of said Southeast Quarter a distance of 1,664.46 feet;
thence leaving said East line North 89°03'49" West a distance of 810.22 feet to the true point of beginning;
thence continuing North 89°03'49" West a distance of 321.90 feet;
thence South 02°15'57" West a distance of 616.58 feet;
thence South 45°00'00" West a distance of 671.47 feet;
thence North 89°13'20" West a distance of 358.68 feet;
thence North 67°13'32" West a distance of 77.50 feet;
thence North 23°55'21" East a distance of 1,530.92 feet;
thence South 89°03'49" East a distance of 643.81 feet;
thence South 02°15'57" West a distance of 338.38 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

Easement for ingress, egress and utilities disclosed in Declaration of Covenants, Conditions, Restrictions,
Easements and Road Maintenance Agreement as recorded September 27, 1989, under Auditor's File No.
8909270044, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B

SPECIAL EXCEPTIONS

Covenants, conditions, restrictions, easements and road maintenance agreement including the terms, covenants and provisions thereof ;

Recorded: May 25, 2001

Auditor's File No.: 200105250116, records of Skagit County, Washington

Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: September 27, 1989

Auditor's No(s): 8909270044, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: July 11, 1996 and July 17, 1996

Auditor's No(s): 9607110067 and 9607170108, records of Skagit County, Washington

Mutual reciprocal easement and road and power maintenance agreement and terms and conditions thereof;

Recorded: September 27, 1989

Auditor's File No.: 8909270044, records of Skagit County, Washington

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 Surveys:

Recording No: 9306110050 and 9306110051

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s):

Recorded: December 6, 1991

Auditor's No(s): 9112060131, records of Skagit County, Washington

Imposed By: Chuckanut Ridge Property Owners

Covenants, conditions, restrictions, easements, and view contained in declaration(s) of restriction, 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: October 18, 1991

Auditor's No(s): 9110180024, records of Skagit County, Washington

Affects: Said premises and other property

Terms, conditions, and restrictions of that instrument entitled Title Notification - Property Designated Forest Resource Lands;

Recorded: August 18, 1997

Auditor's No(s): 9708180080, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: January 21, 1992

Auditor's No.: 9201210121, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 7, 1992
Auditor's No.: 9208070068, records of Skagit County, Washington
In favor of: GTE Systems Northwest
For: Underground electric system, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

Mutual Reciprocal Easement and Road and Power Maintenance Agreement;
Recorded: December 6, 1991
Auditor's File No.: 9112060131, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Accessory Dwelling Unit;
Recorded: June 5, 2002
Auditor's No(s): 200206050097, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 12, 2004
Auditor's No(s): 200408120098, records of Skagit County, Washington
In favor of: Bradford Holdings LLC
For: Ingress, egress and utilities

Agreement, including the terms and conditions thereof; entered into;
By: Barthold/Fleming
And Between: Bradford
Recorded: August 12, 2004
Auditor's No. 200408120098, records of Skagit County, Washington
Providing: Road

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: August 27, 2009
Recording No.: 200908270104

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 17, 2011
Recording No.: 201102170044