

When recorded return to:
James Olaf Gunderson
P.O. Box 21
Sedro Woolley, WA 98284



201607220073

Skagit County Auditor \$76.00
7/22/2016 Page 1 of 4 11:26AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028262

CHICAGO TITLE
620028262 STATUTORY WARRANTY DEED

THE GRANTOR(S) Patrick T. Hanna and Glenice R. Hanna, 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 James Olaf Gunderson, an unmarried man

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

Tract 4 of FIVE ACRE PARCEL MAP NO. 135-79 as approved May 7, 1979, and recorded May 10, 1979, in Volume 3 of Short Plats, page 113, under Auditor's File No. 7905100047, records of Skagit County, Washington; being a portion of the North Half of Government Lots 2 and 3 of Section 6, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P38489 / 350506-0-005-0300,

Subject to:

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

Dated: July 21, 2016

Patrick T. Hanna
Patrick T. Hanna
Glenice R. Hanna
Glenice R. Hanna

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20163090
JUL 22 2016

Amount Paid \$ 2,141.00
Skagit Co. Treasurer
By Man. Deputy

STATUTORY WARRANTY DEED
(continued)

State of Wash

County of Skagit

I certify that I know or have satisfactory evidence that

Patrick T. Hanna + Glenice R. Hanna
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: 7-21-16

Name: Trudy J. Crain
Notary Public in and for the State of Wash
Residing at: Skagit
My appointment expires: 7-19-19

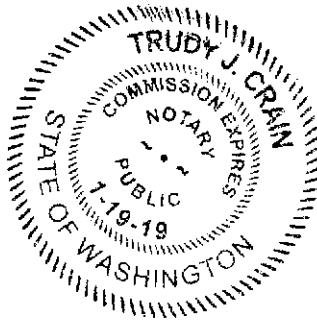


EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 6, 1947
Auditor's No.: 410859, records of Skagit County, Washington
In favor of: United States of America
For: Electric transmission and/or distribution line, together with necessary
appurtenances
Affects: 137.5 foot strip lying Westerly of 125 foot strip
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 14, 1956
Auditor's No.: 541485, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation
For: Pipelines
Affects: A 75 foot strip of said premises
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 FIVE ACRE PARCEL MAP NO. 135-79:
Recording No: 7905100047
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 31, 1980
Auditor's No(s).: 8012310014, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company, a Washington corporation
For: Electric transmission and/or distribution, together with necessary
appurtenances
Affects: Said premises and other property

Said instrument is a re-recording of instrument (s);
Recorded: September 11, 1979
Auditor's File No(s).: 7909110016, records of Skagit County, Washington
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 19, 1997
Auditor's No(s).: 9703190038, records of Skagit County, Washington
In favor of: United States of America
For: Non-Exclusive easement for access road purposes
Affects: Portion of said premises
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Northwest Pipeline Corporation
Purpose: pipeline or pipelines
Recording Date: March 12, 2002
Recording No.: 200203120114
Affects: Portion of said premises
8. Agreement, including the terms and conditions thereof; entered into;
By: Timothy J. Robertson et al
And Between: Allan Bergh, et al
Recorded: November 14, 2001

EXHIBIT "A"

Exceptions (continued)

Auditor's No.: 200111140261, records of Skagit County, Washington
Providing: Road Maintenance Agreement

10. City, county or local improvement district assessments, if any.