

When recorded return to:
Jason R. Alvord
17682 Best Road
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 111529



Skagit County Auditor
8/1/2016 Page

1 of 3 1:42PM

\$75.00

Statutory Warranty Deed

111529

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jeffery C. Ottesen, as his separate estate and Dina J. Ottensen, as to any interest she may have in the property, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jason R. Alvord, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 33, Township 34 North, Range 3 East; Ptn. N 1/2 S 1/2

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P96095, 340333-3-002-0604

Dated

July 27, 2016

Jeffery C. Ottesen

Dina J. Ottensen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163293

AUG 01 2016

Amount Paid \$

Skagit Co. Treasurer

By Deputy

STATE OF Washington

COUNTY OF Skagit

SS:

I certify that I know or have satisfactory evidence that Jeffery C. Ottesen and Dina J. Ottensen, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date:

7-27-16

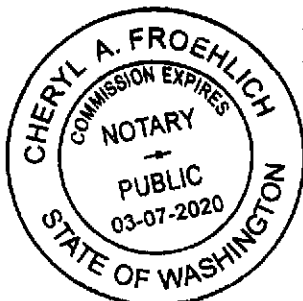
Printed Name: Katie Hickok

Notary Public in and for the State of

Residing at

My appointment expires: 1/07/2019

Washington



SCHEDULE "B-1"

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: Ored Oredson and Signe Oredson, husband and wife
Recorded: February 29, 1944
Auditor's No.: 36493
As Follows:

"The Grantors except and reserve from this conveyance a strip of land 25 feet wide on the South side thereof from the West line of the County road to the West line of Section 33, for road purposes, and for ingress and egress to and from other lands owned by the Grantors near and adjacent to the above described..."

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Dated: June 7, 1968
Recorded: July 9, 1968
Auditor's No.: 715622
Purpose: Pipeline
Area Affected: Portion of subject property and other property

C. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: David E. and Joan D. Alvord
Recorded: June 25, 1993
Auditor's No.: 9306250015
Regarding: Alternative Sewage System Installations

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

EXHIBIT A

That portion of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of Section 33, Township 34 North, Range 3 East, W.M., more particularly described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 33; thence South $00^{\circ}57'40''$ East along the West line of said subdivision a distance of 658.16 feet to the Northwest corner of that certain tract of land granted to Doris Adeline Harmon, under Statutory Warranty Deed recorded in Volume 192 of Deeds, page 110, under Auditor's File No. 369493, records of Skagit County, Washington; thence continuing South $00^{\circ}57'40''$ East a distance of 633.15 feet to the Southwest corner of the Harmon Tract; thence North $88^{\circ}20'30''$ East along the South line of said Harmon Tract a distance of 774.82 feet to the West margin of the Chilberg Road and the true point of beginning; thence reversing direction South $88^{\circ}20'30''$ West a distance of 774.82 feet to the West line of said subdivision; thence North $00^{\circ}57'40''$ West along the West line of said subdivision a distance of 154.29 feet to a point that is 478.86 feet South of the Northwest corner of said Harmon Tract, as measured along the West line of said Harmon Tract; thence North $89^{\circ}02'20''$ East a distance of 406.44 feet; thence North $68^{\circ}02'50''$ East a distance of 88.87 feet; thence North $21^{\circ}57'10''$ West a distance of 16.59 feet; thence North $61^{\circ}09'00''$ East a distance of 167.29 feet to the West margin of the Chilberg Road; thence South $28^{\circ}51'00''$ East along said road margin a distance of 305.98 feet to the true point of beginning.