

UNOFFICIAL DOCUMENT



When recorded return to:
Aslan Investments, LLC
3801 E College Way
Mount Vernon, WA 98273

Skagit County Auditor \$77.00
8/5/2016 Page 1 of 5 9:55AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027155

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3389
AUG 05 2016

Amount Paid \$ 8816.⁰⁰
Skagit Co. Treasurer
By *MM* Deputy

CHICAGO TITLE
620027155

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stanley J. O'Neil and Shannon A. O'Neil, 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 Aslan Investments, LLC, a Washington limited liability company
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 NE NW, 19-35-05 Tax/Map ID(s):

Tax Parcel Number(s): P39546 / 39546 / 350519-0-098-0014,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 26, 2016

Stanley J. O'Neil
Stanley J. O'Neil
Shannon A. O'Neil
Shannon A. O'Neil

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Stanley J. O'Neil and Shannon A. O'Neil 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: July 28, 2016
Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P39546 / 39546 / 350519-0-098-0014

That portion of the Northeast Quarter of the Northwest Quarter of Section 19, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 19;

thence West a distance of 200 feet;

thence South to the North line of the Seattle and Northern right-of-way;

thence East along said North line of said right-of-way to the East line of the Northeast Quarter of the Northwest Quarter;

thence North to the point of beginning;

EXCEPT that portion conveyed to the State of Washington by deed recorded under Auditor's File No. 414778, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 2, 1928
Auditor's No(s): 189530, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

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

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 28, 1955
Auditor's No(s): 529243, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

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

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 21, 2002
Auditor's No(s): 200211210176, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc
For: Electric transmission and/or distribution line, together with necessary appurtenances

4. Agreement Providing for Variance Deferring Connection to the Sanitary Sewer When the Property is Served By a Workable Septic System including the terms, covenants and provisions thereof

Recording Date: January 24, 2007
Recording No.: 200701240041

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: April 5, 2010
Recording No.: 201004050170
Matters shown: Encroachment of a hedge onto property to the West by approximately 404 feet and encroachment of a fence onto the property to the West by approximately 2.4 feet

6. Assessments, if any, levied by City of Sedro Woolley.
7. City, county or local improvement district assessments, if any.

EXHIBIT "B"

Exceptions
(continued)

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