



201608160061

When recorded return to:  
Brandon Crandall and Cory Crandall  
18657 Cascade Ridge Court  
Mount Vernon, WA 98274

Skagit County Auditor

\$81.00

8/16/2016 Page

1 of

9 2:07PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028293

CHICAGO TITLE

620028293

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Michelle Mance, Personal Representative of the Estate of Frank L Gassler and Estate of Barbara A Gassler

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

in hand paid, conveys, and warrants to Brandon Crandall and Cory Crandall, a married couple

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

Lot 2, PLAT OF CASCADE RIDGE COURT, according to the plat thereof recorded in Volume 16 of Plats, pages 87 through 89, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P108095 / 4668-000-002-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20163575  
AUG 16 2016

Amount Paid \$

Skagit Co. Treasurer

By Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 9, 2016

Estate of Frank L. Gassler

BY: Michelle Mance, Personal Representative  
Michelle Mance, Personal Representative

Estate of Barbara A Gassler

BY: Michelle Mance, Personal Representative  
Michelle Mance, Personal Representative

# STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKagit

I certify that I know or have satisfactory evidence that Michelle Mance <sup>(s)</sup> are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Frank L. Gassler, Sr. and Estate of Barbara A. Gassler to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

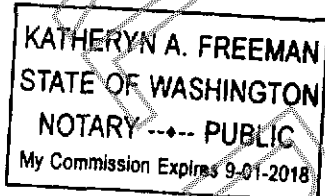
Dated: August 15, 2016

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



## EXHIBIT "A"

### Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: May 8, 1944  
Auditor's No(s): 373093, records of Skagit County, Washington  
In favor of: J.M. Sherrill and Nina V. Sherrill, husband and wife  
For: Right-of-way  
Affects: The West Half of the Southeast Quarter of Section 4, Township 33 North,  
Range 4 East of the Willamette Meridian; Said premises, the exact location and  
extent of said easement is undisclosed of record
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 10, 1979  
Auditor's No(s): 7909100056, records of Skagit County, Washington  
In favor of: Penn Timber Inc.  
For: Ingress, egress, and utilities  
  
Note: Exact location and extent of easement is undisclosed of record.
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 19, 1989  
Auditor's No(s): 8906190004, records of Skagit County, Washington  
In favor of: Georgia Pacific  
For: Ingress and egress  
Affects: Said premises, the exact location and extent of said easement is  
undisclosed of record
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 25, 1992  
Auditor's No(s): 9202250094, records of Skagit County, Washington  
In favor of: Keith S. Johnson and Alison R. Johnson, husband and wife  
For: Ingress, egress and utilities  
Affects: A 60-foot strip through said subdivision
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 17, 1994  
Auditor's No.: 9403170036, records of Skagit County, Washington  
In favor of: Cascade Natural Gas Corporation  
For: A natural gas pipeline or pipelines  
Affects: A portion of the Northeast Quarter of the Southeast Quarter of the  
Southwest Quarter as described therein
6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 2, 1991  
Auditor's No(s): 9107020145, records of Skagit County, Washington  
In favor of: Keith S. Johnson and Alison R. Johnson, husband and wife

## EXHIBIT "A"

### Exceptions (continued)

For: Ingress, egress and utilities  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record

NOTE: Said rights of ingress, egress, and utilities have been granted to numerous parties of said described property including, but not limited to, conveyances under Auditor's File Nos. 9107080018, 9107090057, 9109270026, 9109300049, and 9201140059, records of Skagit County, Washington.

7. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: July 9, 1991  
Auditor's No.: 9107090056, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property, (when said streets and roads are dedicated to the public, this clause shall become null and void.)
8. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: January 26, 1993  
Auditor's No.: 9301260091, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects:
- Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)
- Easement No. 2: A strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road right-of-ways.
9. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: July 15, 1994  
Auditor's No.: 9407150026, records of Skagit County, Washington  
In favor of: The County of Skagit, State of Washington  
For: Storm water, drainage and pond maintenance  
Affects: A portion of the Northwest Quarter of the Southeast Quarter of Section 4, Township 33 North, Range 4 East of the Willamette Meridian
10. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: February 26, 1992  
Auditor's No(s): 9202260069, records of Skagit County, Washington

## EXHIBIT "A"

### Exceptions (continued)

In favor of: Keith S. Johnson and Alison R. Johnson, husband and wife  
For: Undisclosed  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record

11. Terms, conditions and restrictions of that Notice of Action;  
Recorded: December 4, 1995  
Auditor's No.: 9512040066, records of Skagit County, Washington
12. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: English Lumber Co.  
Recorded: May 21, 1934  
Auditor's No.: 262330, records of Skagit County, Washington  
As Follows:  

Reserving, however, unto the grantor, its successors and assigns, all coal, minerals, mineral ores, and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract, and remove the same; provided, however, that the grantor, its successors or assigns, shall pay to the grantee, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gas and by the operations of prospecting for and mining the same.
13. Terms and conditions of that Variance;  
Recorded: July 6, 1992  
Auditor's No.: 9207060039, records of Skagit County, Washington  
Variance No.: 92-021
14. Terms and conditions of that Variance;  
Recorded: June 15, 1995 and December 21, 1995  
Auditor's No.: 9506150044 and 9512210029, records of Skagit County, Washington  
Variance No.: 93-009
15. 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 CASCADE RIDGE COURT:

Recording No: 9601190017

## EXHIBIT "A"

### Exceptions (continued)

16. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: June 26, 1996  
Auditor's No.: 9606260031, records of Skagit County, Washington  
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife
17. Property Adjacent to Designated Natural Resource Lands Title Notification including the terms, covenants and provisions thereof  
  
Recording Date: November 15, 1996  
Recording No.: 9611150087
18. City, county or local improvement district assessments, if any.

**SUPERIOR COURT OF THE STATE OF WASHINGTON  
FOR SKAGIT COUNTY**

ESTATE OF:	CASE NO.16-4-00179-3
FRANK L. GASSLER, SR.,  Deceased	LETTERS OF ADMINISTRATION

I. BASIS

1.1 FRANK L. GASSLER, SR., late of Skagit County died intestate on or about OCTOBER 4, 2014 leaving property in this state subject to administration.

1.2 On MAY 9, 2016 the court appointed MICHELLE N. MANCE to administer the estate of the decedent according to law.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT MICHELLE N. MANCE is authorized by the court to administer the estate of the above decedent according to law.

DATED MAY 9, 2016.

MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON    )  
                                  ) ss  
COUNTY OF SKAGIT     )

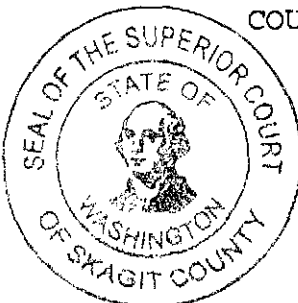
I, MAVIS BETZ, Clerk of the Superior Court of this County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case which was entered of record on MAY 9, 2016.

I further certify that these letters are now in full force and effect.

DATED 5/10/16

MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY *Kristen A. Denton* Deputy Clerk





**SUPERIOR COURT OF THE STATE OF WASHINGTON  
FOR SKAGIT COUNTY**

ESTATE OF:  BARBARA ANN GASSLER  Deceased	CASE NO. 16-4-00136-0  LETTERS TESTAMENTARY
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1.1 The last will of BARBARA ANN GASSLER late of Skagit County was duly exhibited proven and recorded in this court on APRIL 12, 2016.

1.2 In that will MICHELLE N. MANCE named personal representative.

1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT MICHELLE N. MANCE is authorized by this court to execute the will of the above decedent according to law.

DATED APRIL 12, 2016

MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON) ) ss  
COUNTY OF SKAGIT ) )

I, MAVIS BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on APRIL 12, 2016.

I further certify that these letters are now in full force and effect.

DATED 7/13/16 MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton Deputy Clerk

