

When recorded return to:
Shane Whitener and Tracy L. Whitener
5432 Chuckanut Drive
Bow, WA 98232



201609150086

Skagit County Auditor \$80.00
9/15/2016 Page 1 of 8 3:37PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028627

CHICAGO TITLE
620028627

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ryan J. Costanti and Amy J. Costanti, 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 Shane Whitener and Tracy L. Whitener, husband and wife
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 SE NE, 33-36-03 Tax/Map ID(s):

Tax Parcel Number(s): P48580 / 360333-0-042-0006, P48578 / 360333-0-040-0206, P48579 /
360333-0-041-0007,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164163
SEP 15 2016

Amount Paid \$ 8006.10
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 13, 2016



Ryan J. Costanti

Amy J. Costanti

STATUTORY WARRANTY DEED
(continued)

Dated: September 13, 2016

Ryan J. Costani

Amy J. Costani

Amy J. Costani

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Ryan J Costanti
_____ 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: 9-14-16

Cassandra M Mitchell
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 3-10-17



UNRECORDED DOCUMENT

STATUTORY WARRANTY DEED

(continued)

State of OR

County of Jackson

I certify that I know or have satisfactory evidence that

Army J. Costanti
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: 9-13-16



Name: Kaydie Mae Sleezer
Notary Public in and for the State of OR
Residing at: Jackson County
My appointment expires: 8/15/17



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48580 / 360333-0-042-0006, P48578 / 360333-0-040-0206 and P48579 / 360333-0-041-0007

PARCEL A:

That portion of the Southeast Quarter of the Northeast Quarter of Section 33, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of Lot 5, Block 8, PLAT OF LADYSMITH, (now vacated) according to the plat thereof recorded in Volume 4 of Plats, page 5, records of Skagit County, Washington;
Thence North along the East line of said Block 8, a distance of 99.65 feet;
Thence West 91.5 feet;
Thence South parallel with the East line of Block 8 to the South line of Lot 6 in said Block extended West;
Thence East along said South line to the Southeast corner of said Lot 6;
Thence North along the East line of said Lot 6, a distance of 30 feet, more or less, to the Northeast corner thereof and the point of beginning;

EXCEPT that portion conveyed to Lawrence E. Edwards et ux by instrument recorded under Auditor's File No. 8807270068, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

A portion of the Southeast Quarter of the Northeast Quarter of Section 33, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of Lot 5, Block 8, Plat of Ladysmith, according to the plat thereof, recorded in Volume 4 of Plats, page 5, records of Skagit County, Washington;
Thence South along the East line of said Lot 5, a distance of 30.00 feet;
Thence West along the South line of Lot 6 and its Westerly projection, a distance of 91.50 feet to the point of beginning of this description;
Thence continue West, a distance of 1.00 foot to the centerline of Commercial Avenue as shown on said Plat of Ladysmith;
Thence North along said centerline, a distance of 30.00 feet;
Thence East, a distance of 1.00 foot;
Thence South, a distance of 30.00 feet to the point of beginning.

Situated in Skagit County, Washington

PARCEL C:

An easement or right of way as granted by permit from Puget Sound Power and Light Company, recorded September 30, 1994, under Auditor's File No. 9409300060, records of Skagit County, Washington.

EXHIBIT "A"
Legal Description
(continued)

Situated in Skagit County, Washington.

PARCEL D:

That portion of the Southeast Quarter of the Northeast Quarter of Section 33, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of Government Lot 8 of said Section 33;
Thence North 89°52' West, 82.5 feet along the Northerly line of said Government Lot 8 to the Westerly right of way line of the Pacific Northwest Traction Company;
Thence North 3.5 feet along said Westerly right of way line to a point, which point will hereinafter be known as the point of beginning;
Thence North along said Westerly right of way line, 150 feet;
Thence West 92.5 feet to the centerline of the former Commercial Avenue of the former Town of Ladysmith, now vacated and said point considered hereinafter to be the true point of beginning of this conveyance;
Thence North 151.5 feet;
Thence West 288 feet;
Thence South 151.5 feet;
Thence East 288 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL E:

That portion of the Southeast Quarter of the Northeast Quarter of Section 33, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of Lot 5, Block 8, Plat of Ladysmith, according to the plat thereof recorded in Volume 4 of Plats, page 5, (now vacated) records of Skagit County, Washington;
Thence North along the East line of said Block 8, a distance of 99.65 feet to the true point of beginning;
Thence West 91.5 feet;
Thence South parallel with the East line of said Block 8, a distance of 10 feet;
Thence East parallel with the North line, a distance of 91.5 feet;
Thence North 10 feet to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Agreement, including the terms and conditions thereof; entered into;
By: Puget Sound Power and Light Company, a Washington corporation
And Between: Lance P. Libby and Karen L. Libby, husband and wife
Recorded: September 30, 1994
Auditor's No.: 9409300060, records of Skagit County, Washington
Providing: Ingress and egress
Affects: Said premises
2. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands Pursuant to SCC 14.16.870;
Recorded: June 5, 2003
Auditor's No(s): 200306050133, records of Skagit County, Washington
3. Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;
Recorded: June 5, 2003
Auditor's No(s): 200306050134, records of Skagit County, Washington
4. Terms, conditions, and restrictions of that instrument entitled Title Notification - Waiver of 200' Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands Pursuant to Skagit County Code 14.16.810;
Recorded: June 5, 2003
Auditor's No(s): 200306050135, records of Skagit County, Washington
5. Notice re: Bylaws and Service Area

Recording Date: November 16, 2009
Recording No.: 200911160063
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Blanchard Edison Water Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.