

When recorded return to:
Rhonda K. Owens
24191 Hathaway Road
Sedro Woolley, WA 98284



Skagit County Auditor \$76.00
9/21/2016 Page 1 of 4 1:42PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028529

CHICAGO TITLE
620028529

STATUTORY WARRANTY DEED

THE GRANTOR(S) Theresa Huizenga, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Rhonda K. Owens, an unmarried person

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.)

Lot(s): PTN 1 SKAGIT COUNTY SHORT PLAT NO. 97-79

Tax Parcel Number(s): P50975 / 360518-3-015-0014

Subject to:

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

Dated: September 19, 2016

Theresa Huizenga

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164262
SEP 21 2016

Amount Paid \$ 4081.20
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Theresa Huizenga is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.
Dated: 9.19.18


Name: Jennifer J. Lind
Notary Public in and for the State of WA
Residing at: BW
My appointment expires: 10-01-18

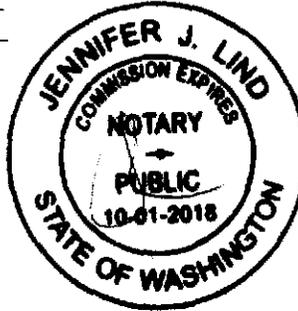


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50975 / 360518-3-015-0014

Tract 1 of Short Plat No. 97-79, approved November 19, 1979 and recorded November 20, 1979, under Auditor's File No. 7911200001, in Volume 3 of Short Plats, page 214, records of Skagit County, Washington; being a portion of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 18, Township 36 North, Range 5 East, W.M.,

EXCEPT that portion described as follows:

Beginning at the Southwest corner of said Section 18;
thence South $89^{\circ}36'20''$ East along the South line of said Section 18, a distance of 802.25 feet;
thence North $3^{\circ}53'52''$ West a distance of 405.31 feet to the Northwest corner of said Lot 1 and the true point of beginning;
thence South $3^{\circ}53'52''$ East along the West line of said Lot 1, a distance of 49.41 feet;
thence South $89^{\circ}36'20''$ East parallel with the North line of said Lot 1 a distance of 335.00 feet to a point on the East line of said Lot 1;
thence North $3^{\circ}53'52''$ West along the East line of said Lot 1, a distance of 49.41 feet to the Northeast corner of said Lot 1;
thence North $89^{\circ}36'20''$ West along the North line of said Lot 1, a distance of 335.00 feet to the point of beginning,

AND EXCEPT the East 20 feet of the remainder.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Northwest Pipeline Corporation
Purpose: 09041956
Recording Date: September 4, 1956
Recording No.: 541502
Affects: Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Willard M Hendrickson and Ida M. Hendrickson, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: December 16, 1969
Recording No.: 736310

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SKAGIT COUNTY SHORT PLAT NO. 97-79:

Recording No: 791120001

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 9, 1989
Recording No.: 8908090013

5. Findings of Fact Entry of Order No. SP 89-019 including the terms, covenants and provisions thereof

Recording Date: September 7, 1989
Recording No.: 8909070013

6. Low Flow Mitigation Summary including the terms, covenants and provisions thereof

Recording Date: June 10, 2004