

When recorded return to:
James Lee Clay and Andrea Leebron-Clay
888 Chuskanut Ridge Dr
Bow, WA 98232



Skagit County Auditor \$76.00
10/24/2016 Page 1 of 4 11:32AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029036

CHICAGO TITLE
620029036

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Huey and John Sibold, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to James Lee Clay and Andrea Leebron-Clay, husband and wife

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

All that portion of the Southeast Quarter of Section 5, Township 36 North, Range 3 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southeast corner of said Southeast Quarter of Section 5;
thence North 02°15'57" East, along the East line of said Southeast Quarter, 1,335.95 feet;
thence leaving said East boundary line South 36°00'00" West 253.14 feet, to the true point of beginning;
thence continuing South 36°00'00" West, 660.70 feet;
thence South 72°12'20" West 1,030.78 feet;
thence North 17°47'40" West 325.76 feet;
thence North 45°00'00" East 671.47 feet;
thence North 02°15'57" East 616.58 feet;
thence South 89°03'49" East 321.90 feet;
thence South 02°15'57" West 535.77 feet;
thence South 89°03'49" East 669.60 feet to the true point of beginning.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P47649 / 360305-4-004-0008

Subject to:

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

Dated: October 21, 2016

David Huey

John Sibold

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164836
OCT 24 2016

Amount Paid \$12,465.00
Skagit Co. Treasurer
By Deputy

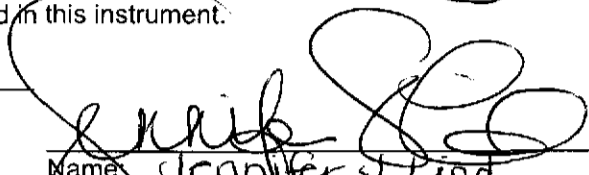
STATUTORY WARRANTY DEED

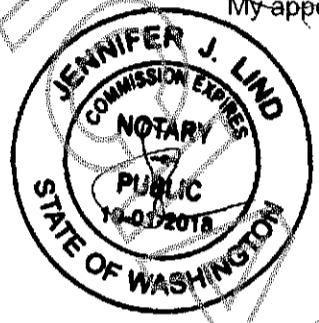
(continued)

State of Washington
County Skagit of Skagit

I certify that I know or have satisfactory evidence that David Hoey and John Gibold
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 10.21.16


Name: Jennifer J. Lind
Notary Public in and for the State of WA
Residing at: Bow
My appointment expires: 10.01.18



UNRECORDED
STATUTORY WARRANTY DEED DOCUMENT

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, easements and road maintenance agreement contained in declaration(s) 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: May 25, 2001
Auditor's No(s): 200105250116, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 17, 2011
Recording No.: 201102170044
2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: September 27, 1989
Auditor's No(s): 8909270044, records of Skagit County, Washington
3. Road Maintenance Agreement including the terms, covenants and provisions thereof ;
Recorded: September 27, 1989
Auditor's File No.: 8909270044, records of Skagit County, Washington
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: October 18, 1991
Auditor's No(s): 9110180024, records of Skagit County, Washington
5. Mutual Reciprocal Easement and Road and Power Maintenance Agreement including the terms, covenants and provisions thereof ,
Recorded: December 6, 1991
Auditor's File No.: 9112060131, records of Skagit County, Washington
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 5, 1992
Auditor's No(s): 9202050071, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 7, 1992
Auditor's No(s): 9208070067, records of Skagit County, Washington
In favor of: GTE Systems Northwest
For: Underground telephone, telegraph and communications systems
8. Road, access, driveway, and drainfield easements, and view restrictions as shown on Survey recorded in Volume 14 of Surveys, pages 104 through 108, under Auditor's File Nos. 9306110050 and 9306110051, records of Skagit County, Washington.
9. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Findings of Fact;
Recorded: April 28, 2006
Auditor's No(s): 200604280159, records of Skagit County, Washington
10. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: February 16, 2006
Recording No.: 200602160100

EXHIBIT "A"

Exceptions
(continued)

11. Notice of On-Site Sewage System Maintenance Agreement Requirement including the terms, covenants and provisions thereof

Recording Date: November 30, 2015
Recording No.: 201511300126

12. Development Activities On or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: January 14, 2016
Recording No.: 201601140097

13. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.33); Notice of Approval
Recorded: November 26, 1991
Auditor's No.: 911260032, records of Skagit County, Washington
Classification: Timber Land

Continuance thereof;
Recorded: September 30, 2008
Auditor's No.: 200809300001, records of Skagit County, Washington

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.

14. City, county or local improvement district assessments, if any.