

When recorded return to:
Heather Somers and Kevin Somers
16754 Frazier Lane
Burlington, WA 98233



Skagit County Auditor \$77.00
3/24/2017 Page 1 of 5 3:26PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029898

CHICAGO TITLE
620029898

STATUTORY WARRANTY DEED

THE GRANTOR(S) Garret Cole and Geri Cole, 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 Heather Somers and Kevin Somers, wife and husband

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 Tract B and E, Skagit County Short Plat No. 23-85

Tax Parcel Number(s): P21052 / 340302-4-002-0500 P105234 / 340302-4-002-2302

Subject to:

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

Dated: March 22, 2017

Garret Cole
Garret Cole

Geri Cole
Geri Cole

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171168
MAR 24 2017

Amount Paid \$45449
Skagit Co. Treasurer
By Mb Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of Skaagit

I certify that I know or have satisfactory evidence that
Garret Cole Geni Cole
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: March 23 2017

Loarea L. Garka
Name: Loarea L. Garka
Notary Public in and for the State of WA
Residing at: WASHINGTON
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P21052 / 340302-4-002-0500 and P105234 / 340302-4-002-2302

PARCEL "A":

Tract "B" of Short Plat No. 23-85, approved September 19, 1985, filed September 20, 1985, under Auditor's File No. 8509200002, in Volume 7 of Short Plats, page 44, records of Skagit County, Washington; being a portion of the South ½ of the Southeast ¼ of Section 2, Township 34 North, Range 3 East, W.M.

EXCEPT therefrom:

(a) That portion lying Southerly of the Southwesterly projection of the following described line: Beginning at a point on the East line of Tract "A" of said Short Plat which is 12 feet North of the Southeast corner of said Tract "A" as measured along the East line thereof; thence Southwesterly to the Southwest corner of said Tract "A".

ALSO EXCEPT:

(b) Beginning at the Southwest corner of said Tract "A"; thence Southwesterly along the projection of the above described line to a point 10 feet West of the East line of said Tract "B"; thence Northwesterly to the most Northerly corner of said Tract "B"; thence Southerly along the Northeasterly line of said Tract "B" to the point of beginning.

TOGETHER WITH the Northwesterly one foot of that portion of said premises lying within a one foot strip contiguous to and Southerly of the line described in sub-paragraph (a) above and its Southwesterly projection.

ALSO TOGETHER WITH a non-exclusive easement for utility purposes over and across that portion of said Tracts "A" and "B", and over and across Tract 1 of Short Plat No. 74-80, approved June 19, 1980 and recorded under Auditor's File No. 8006190030, in Volume 4 of Short Plat, page 121, records of Skagit County, Washington, lying Northerly of a line 10 feet South of and parallel to the line described in subparagraph (a) above and its Southwesterly projection.

ALSO TOGETHER WITH non-exclusive rights of ingress, egress and utilities over and across Tract "E" of said Short Plat.

INCLUDING A 60x28 1998 Moduline Manufactured Home, Serial No. 117665, title of which has been eliminated.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An undivided 25% interest in Tract "E" of Short Plat No. 23-85, approved September 19, 1985, filed September 20, 1985, under Auditor's File No. 8509200002, in Volume 7 of Short Plats, page 44, records of Skagit County, Washington; being a portion of the South ½ of the Southeast ¼ of Section 2, Township 34 North, Range 3 East, W.M.; EXCEPT the five following described portions thereof:

- (1) The Southeasterly 5 feet of the Northeasterly 198 feet thereof;
- (2) The Northwesterly 5 feet of the Southeasterly 10 feet of the Northeasterly 259.46 feet thereof;
- (3) The Northwesterly 5 feet of the Southeasterly 15 feet of the Northeasterly 259.46 feet thereof;
- (4) That certain 5 foot wide strip of land lying between the Southwesterly extensions of the Northwesterly and Southwesterly lines of Exception 3 hereinabove;
- (5) That certain 5 foot wide strip of land the centerline of which runs between the mid-point on the Southwesterly line of Exception 2 hereinabove and the Easterly most corner of Tract "D" of said Short Plat

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 20, 1965
Auditor's No(s): 672007, records of Skagit County, Washington
For: Pipeline
Affects: 30' Strip - exact location not disclosed

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 22, 1981
Auditor's No(s): 8107220035, records of Skagit County, Washington
In favor of: Drainage District No. 19
For: Drainage
Affects: Portion of said premises

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 28, 1985
Auditor's No(s): 8508280037, 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

4. 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. 23-85:

Recording No: 8509200002

5. Agreement, including the terms and conditions thereof; entered into;
By: Robert Pierce and Mary Pierce, husband and wife
And Between: Robert Springer and Nadine Springer, husband and wife
Recorded: August 26, 1991
Auditor's No. 9108260052, records of Skagit County, Washington
Providing: Sharing of road maintenance costs

6. 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. 74-80:

Recording No: 8006190030

7. Non-exclusive easement for ingress, egress and utility purposes granted in instrument recorded September 30, 1985 under Auditor's File No. 8509300005 and in various other instruments of record.

8. Terms, conditions, and restrictions of that instrument entitled Title Notification - Property Adjacent to Designated Natural Resource Lands;
Recorded: May 24, 1999
Auditor's No(s): 9905240001, records of Skagit County, Washington

9. Title Notification - Property Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: April 15, 1998
Recording No.: 9804150074

10. Title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof

Recording Date: December 1, 2005

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 200512010082

11. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

Recorded: August 23, 2016
Recording No.: 201608230043

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

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.