

**When recorded return to:**

John P Brittain and Susan Reynoso Brittain  
906 Rocky Point Dr  
Camano Island, WA 98282



201703310187

Skagit County Auditor \$76.00  
3/31/2017 Page 1 of 4 3:48PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030167

**CHICAGO TITLE**  
620030167

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James L Evans, 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 John P Brittain and Susan Reynoso Brittain, a married couple

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

Tract 5 of SKAGIT COUNTY SHORT PLAT NO. 121-77, approved November 8, 1977, and recorded November 9, 1977, in Volume 2 of Short Plats, page 153, under Auditor's File No. 868365, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 32, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P40526 350532-4-002-0204

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20171314  
MAR 31 2017

Amount Paid \$ 5345.00  
Skagit Co. Treasurer  
By *Wren* Deputy

Dated: March 10, 2017

James L Evans  
James L Evans

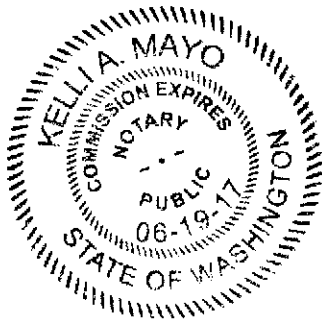
State of WA

County of Skagit

I certify that I know or have satisfactory evidence that James L. Evans

(s) are the person(s) who appeared before me, and said person(s) acknowledged that (he) signed this of instrument and acknowledged it to be (his) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-28-17



Kellia A. Mayo  
Name: Kellia A. Mayo  
Notary Public in and for the State of WA  
Residing at: Sedro Woolley  
My appointment expires: 6/19/17

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 22, 1963  
Auditor's No(s): 633604, records of Skagit County, Washington  
In favor of: United States of America  
For: Electric Transmission and/or distribution line, together with necessary appurtenance  
Affects: That portion of the North Half of the Northwest Quarter of the Southeast Quarter of Section 32, Township 35 North, Range 5 East of the Willamette Meridian, Skagit County, Washington, which lies within a strip of land 137.5 feet in width, lying on the Easterly side of, running parallel with, and adjoining the existing 125.0 foot right-of-way of the United States of America for its Bonneville Power Administration's Arlington-Bellingham transmission, the survey line of said 125.0 foot right-of-way being described in those certain easement deeds dated March 21, 1946, and July 26, 1946, recorded in Volume 208, page 104, Auditor's File No. 390066; and Volume 212, page 236, Auditor's File No. 395261, deed records of Skagit County, Washington.
  
2. 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: The Sound Timber Company, a corporation  
Recorded: November 13, 1911  
Auditor's No.: 87553, records of Skagit County, Washington  
As Follows: The grantor conveys the premises aforesaid subject to a reservation unto itself, its successors and assigns, of all mineral rights in the said premises, with the right of ingress and egress over the said premises for the removal of the same
  
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. 121-77:  
  
Recording No: 868365
  
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;  
Recorded: December 5, 1977  
Auditor's No(s): 869785, records of Skagit County, Washington  
Executed By: Poeschel and Schultz, Inc.

## EXHIBIT "A"

Exceptions  
(continued)

5. Terms, conditions, and restrictions of that instrument entitled Articles of Incorporation of Clear Lake Hills Community Association;  
Recorded: January 9, 1997  
Auditor's No(s): 9701090099, records of Skagit County, Washington
6. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 28, 1980  
Auditor's No.: 8008280004, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
7. Any matters arising from the location of a fence along the Southerly boundary of said premises as delineated on the face of Skagit County Short Plat No. 121-77 recorded November 9, 1977, in Volume 2 of Short Plats, page 153, under Auditor's File No. 868365, records of Skagit County, Washington.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Clear Lake Hills Community Association.