

When recorded return to:  
Brian M. Anderson and Jennevieve G. Anderson  
21222 Little Mountain Road  
Mount Vernon, WA 98274



Skagit County Auditor \$79.00  
4/7/2017 Page 1 of 7 11:42AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030182

CHICAGO TITLE  
620030182

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Anthony C. Dejiacomo and Deidra N. Dejiacomo, 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 Brian M. Anderson and Jennevieve G. Anderson, 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 NW NW, 34-34-04

Tax Parcel Number(s): P29723 / 340434-2-009-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171403  
APR 07 2017

Amount Paid \$ 2675.<sup>00</sup>  
Skagit Co. Treasurer  
By *mem* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 3, 2017

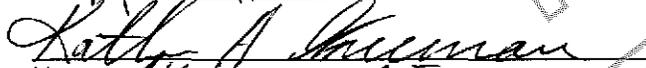
  
\_\_\_\_\_  
Anthony C. Dejiacomo

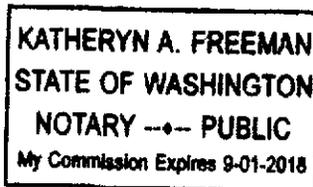
  
\_\_\_\_\_  
Deidra N. Dejiacomo

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Anthony C. Dejiacomo and Deidra N. Dejiacomo are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 4, 2017

  
Name: Katheryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Spokane co,  
My appointment expires: 9-01-2018



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P29723 / 340434-2-009-0003**

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That portion of the Northwest Quarter of the Northwest Quarter of Section 34, Township 34 North, Range 4 East of the Willamette Meridian, lying South of the County Road;

EXCEPT the West 900 feet thereof;

AND EXCEPT that portion conveyed to Skagit County for road purposes by Deed recorded April 30, 1936, under Auditor's File No. 391250, records of Skagit County, Washington;

AND ALSO EXCEPT that portion thereof conveyed to the State of Washington by Deed recorded December 31, 1953, under Auditor's File No. 496809, records of Skagit County, Washington.

Situated in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. Exceptions and reservations as contained in instrument;  
Recorded: May 21, 1930 and October 25, 1934  
Auditor's No.: 230479 and 265469, records of Skagit County, Washington  
Executed By: English Lumber Company  
As Follows:  
Reserving, however, unto the grantor, its successors and assigns, all coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract and remove the same; provided, however, that the grantor, its successors or assigns, shall pay to the grantees, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil, or gas and by the operations of prospecting for and mining the same.
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: English Lumber Company  
Purpose: Road  
Recording Date: May 21, 1930  
Recording No.: 234079  
Affects: Portion of said premises
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Gerard Weaver and Mildred E. Weaver  
Purpose: Road  
Recording Date: September 23, 1971  
Recording No.: 758424  
Affects: Portion of said premises
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Skagit County Sewer District No. 2  
Purpose: Sewer  
Recording Date: June 26, 1979  
Recording No.: 7906260021  
Affects: Portion of said premises
  
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Skagit County Sewer District No. 2  
Purpose: Sewer

**EXHIBIT "B"**

Exceptions  
(continued)

- Recording Date: July 5, 1979  
Recording No.: 7907050015  
Affects: Portion of said premises
6. Record of Survey
- Recording Date: September 24, 1999  
Recording No.: 199909240037
7. Title Notification - Development Activities on or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof
- Recording Date: December 6, 2002  
Recording No.: 200212060021
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: December 16, 2002  
Recording No.: 200212160203  
Affects: Portion of said premises
9. Record of Surveys
- Recording Date: May 27, 2003  
Recording No.: 2003052700356 and revised by 200309120214
10. Encroachment of a building and an old barn by an undisclosed amount onto property adjacent on the Northeast as delineated on Surveys recorded May 27, 2003 and September 12, 2003, under Auditor's File No. 200305270356 and 200309120214, records of Skagit County, Washington.
11. Protected Critical Area Site Plan and the terms and conditions thereof
- Recording Date: January 28, 2005  
Recording No.: 200501280045
12. Lot of Record Certification and the terms and conditions thereof
- Recording Date: September 13, 2005  
Recording No.: 200509130134  
Affects: Said premises

**EXHIBIT "B"**

Exceptions  
(continued)

13. Low Flow Mitigation Summary and the terms and conditions thereof

Recording Date: September 27, 2005  
Recording No.: 200509270234

14. Accessory Dwelling Unit and the terms and conditions thereof

Recording Date: September 27, 2005  
Recording No.: 200509270235

Release of Accessory Dwelling Unit Status including the terms, covenants and provisions thereof

Recording Date: February 2, 2017  
Recording No.: 201702020038

15. Drinking Water System Status Report and the terms and conditions thereof

Recording Date: June 1, 2006  
Recording No.: 200606010084

16. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 1, 2007  
Auditor's No(s): 200708010065, records of Skagit County, Washington  
In favor of: Adam Ware et al  
For: Ingress, egress and utilities  
Affects: A portion of said premises

17. Record of Survey

Recording Date: April 7, 2010  
Recording No.: 201004070032

18. Skagit County Right-to-Manage Natural Resource Lands Disclosure

Recording Date: May 1, 2015  
Recording No.: 201505010122

19. Effect, if any, of the Land Easement recorded May 1, 2015, under Auditor's File No. 201505010120, records of Skagit County, Washington.

20. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: February 2, 2017  
Recording No.: 201702020040

**EXHIBIT "B"**

Exceptions  
(continued)

21. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.33 4); Notice of Approval  
Recorded: May 24, 1988  
Auditor's No.: 8805240004, records of Skagit County, Washington  
Classification: Farm and Agricultural Land

Continuance:  
Recorded : May 19, 2009  
Auditor's No.: 200905190060

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

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