

UNOFFICIAL DOCUMENT

When recorded return to:
Bruce W. Eskeberg and Cheryl C. Eskeberg
537 S 39th St
Bellingham, WA 98229



Skagit County Auditor \$77.00
4/17/2017 Page 1 of 5 11:50AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020030216

Escrow No.: 620030216

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Dewar and Sally Dewar, 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 Bruce W. Eskeberg and Cheryl C. Eskeberg, 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.)

Lot(s): 3 SKAGIT COUNTY SHORT PLAT NO. 39-89 Tax/Map ID(s):

Tax Parcel Number(s): P34625 / 350321-3-006-0314,

Subject to:

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

Dated: April 11, 2017

Robert Dewar

Sally Dewar

20171560
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 17 2017

Amount Paid \$ 4,900.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert Dewar and Sally Dewar 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 12, 2017

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

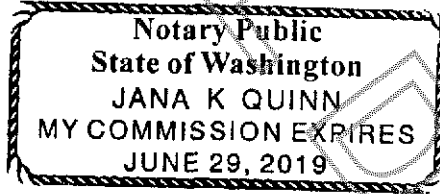


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P34625 / 350321-3-006-0314

PARCEL A:

Lot 3, SKAGIT COUNTY SHORT PLAT NO. 39-89, approved September 21, 1989, recorded September 27, 1989, in Volume 8 of Short Plats, pages 162 and 163, under Auditor's File No. 8909270080, records of Skagit County, Washington; being a portion of the East Half of the Southeast Quarter of the Southwest Quarter of Section 21, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for road and utilities over Windy Ridge, as delineated on the face of Skagit County Short Plat No. 38-89 and Skagit County Short Plat No. 39-89.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Terms and conditions of that certain Road and Utility Easement and Maintenance Agreement:

Recording Date: December 19, 1977
Recording No.: 870552

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SHORT PLAT NO. 39-89:

Recording No: 8909270080

3. Covenants, conditions and restrictions 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 in the document

Recording Date: April 6, 1990
Recording No.: 9004060070

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 21, 1990
Recording No.: 9008210013

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

Granted to: Samish Farms Water Association, Inc.
Purpose: A water line or lines
Recording Date: October 27, 1998
Recording No.: 9810270128

6. On-Site Sewage System Operation and Maintenance Agreement including the terms,

EXHIBIT "B"

Exceptions
(continued)

covenants and provisions thereof

Recording Date: April 2, 2003
Recording No.: 200304020104

7. On-Site Sewage System Operation and Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: October 11, 2005
Recording No.: 200510110064

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

Recording Date: January 20, 2017
Recording No.: 201701200079

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

10. Assessments, if any, levied by Windy Ridge Estates Home Owners Association.

11. Assessments, if any, levied by Samish Farm Water Association, Inc..