

When recorded return to:
James N. Nelson and Norman W. Nelson
P.O. Box 870
Burlington, WA 98233



Skagit County Auditor \$75.00
4/26/2017 Page 1 of 3 3:56PM

Recorded at the request of:
File Number: 113691

Statutory Warranty Deed 113691
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Harold Pierson and Sons, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE James N. Nelson, a single man, and Norman W. Nelson, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of .

Abbreviated Legal:
Section 20, Township 35 North, Range 4 East; Ptn. E1/2 SE and W1/2 SE

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P36980, 350420-4-001-0062, P36990, 350420-4-006-0007, P36983, 350420-4-002-0001, P36981, 350420-4-001-0101

Dated 4-25-17

Harold Pierson and Sons, Inc.

By: David Pierson, President

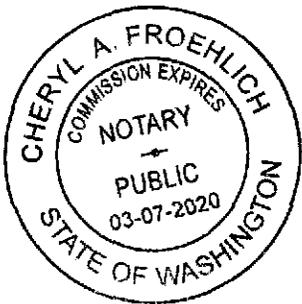
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171724
APR 26 2017

Amount Paid \$ 12,643.⁰⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David Pierson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the President of Harold Pierson and Sons, Inc, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-25-17



Notary Public in and for the State of Washington
Residing at , Washington
My appointment expires: Se 3/7/20

Edward A
SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, its successors and assigns
Recorded: April 3, 1957
Auditor's No. 549472
Purpose: Underground pipeline
Area Affected: As disclosed in instrument

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey for Sterling Hill Potatoes
Recorded: July 8, 2009
Auditor's No.: 200907080109

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, a Washington corporation
Recorded: June 24, 2016
Auditor's No. 201606240079
Purpose: Regulator station
Area Affected: As disclosed in instrument

EXHIBIT A

The East 1/2 of the Southeast 1/4 of Section 20, Township 35 North, Range 4 East, W.M., EXCEPT the North 25 feet thereof conveyed to Skagit County for road purposes by deeds recorded April 25, 1894, under Auditor's File No. 19199, in Volume 28 of Deeds, page 549, and recorded June 27, 1972, under Auditor's File No. 770211, records of Skagit County, Washington.

ALSO, the East 24.75 feet of the West 1/2 of the Southeast 1/4 of Section 20, Township 35 North, Range 4 East, W.M., EXCEPT the North 20 feet thereof conveyed to Skagit County for road purposes by deed recorded April 25, 1894, under Auditor's File No. 19199, in Volume 28 of Deeds, page 549, records of Skagit County, Washington.

EXCEPT that right of way as conveyed by right of way deed dated July 8, 1999 and recorded September 23, 1999 under Auditor's File No. 9909230058, a re-recording of Auditor's File No. 9907220011, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.