

When recorded return to:  
Gloria Zollner  
9355 Adams Drive  
Concrete, WA 98237



Skagit County Auditor \$76.00  
5/10/2017 Page 1 of 4 1:55PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20172005  
MAY 10 2017

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030432

Amount Paid \$ 3031.<sup>00</sup>  
Skagit Co. Treasurer  
By *Mam* Deputy

CHICAGO TITLE  
620030432

### STATUTORY WARRANTY DEED

THE GRANTOR(S) James Patrick Cotten, Personal Representative of The Estate of Kathleen F Cotten, Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Gloria Zollner, an unmarried person

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

PARCEL A:

That portion of the Southwest Quarter of the Northwest Quarter of Section 21, Township 35 North, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of said subdivision that is South 02 degrees 51'01" West of the Northeast corner of the Southwest Quarter of the Northwest Quarter a distance of 367.00 feet continue South 02 degrees 51'01" West along said East line 376.47 feet;  
Thence West 585.64 feet;  
Thence North 376 feet;  
Thence East 604.36 feet to the point of beginning.

(Also known as Tract 5, Skagit County Short Plat No. 107-75, approved December 31, 1975, and recorded in Volume 1 of Short Plats, Page 88, under Auditor's File No. 828832, records of Skagit County, Washington).

PARCEL B:

An easement for ingress, egress and utilities being 30 feet on each side of a centerline described as follows:

Beginning at a point which is South 44°40' East of the intersection of the North right-of-way line of State Highway 20 and the West line of the Southwest Quarter of the Northwest Quarter a distance of 880.78 feet;  
Thence North 41°28'03" East a distance of 125.90 feet;  
Thence on a curve to the left of 21°41'20" a distance of 191.19 feet;  
Thence North a distance of 694.64 feet to the center of a 45 foot radius cul-de-sac;

EXCEPT any portion thereof lying within the main tract described above.

Being a portion of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 21, Township 35 North, Range 9 East of the Willamette Meridian.

ALL situated in Skagit County, Washington.

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

P44607

STATUTORY WARRANTY DEED

(continued)

Tax Parcel Number(s): P44607 / 350921-2-003-0008

Subject to:

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

Dated: May 8, 2017

The Estate of Kathleen F Cotten, Deceased

BY: James Patrick Cotten  
James Patrick Cotten  
Personal Representative

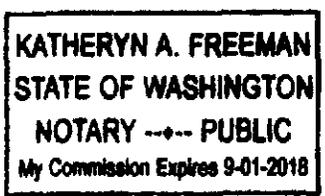
State of Washington  
County of SKAGIT

I certify that I know or have satisfactory evidence that James Patrick Cotten

is are the person(s) who appeared before me, and said person acknowledged that he (he/she/they) signed this instrument, on oath stated that he (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Kathleen F Cotten, Deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 9, 2017

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018



**EXHIBIT "A"**  
Exceptions

1. Rights of other parties to an easement for ingress, egress and utilities over the herein described Parcel B as disclosed by numerous instruments of record.
2. Easement, including the terms and conditions thereof, disclosed by numerous instruments of record;  
For: Ingress, egress and utilities  
Affects: The Westerly 30 feet of Parcel A
3. 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 State of Washington  
Recorded: December 13, 1944  
Auditor's No.: 376618, records of Skagit County, Washington  
Executed By: The Sound Timber Company  
As Follows: Reserving however unto said Grantor, its successors or assigns, any merchantable timber standing, lying or being on the said premises, together with all of the mineral rights therein, and the further right of ingress and egress over and across, and the right to go on or over the said premises and the right to locate and operate over and across the said lands such temporary logging railroad or wagon road as the said Grantor, its successor and assigns, may deem convenient and necessary for the removal and moving on said railroad of any timber now or hereafter belonging to said Grantor, its successors and assigns, or to other parties with whom the said Grantor now has agreements for right-of-way on other lands than those herein before described.  
  
We note Partial release of said reservation rights;  
Recorded: May 1, 1970  
Auditor's No.: 738600, records of Skagit County, Washington  
Affects: Reservation with respect to merchantable timber
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. 107-75:  
  
Recording No: 828832
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. 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.

