

When recorded return to:
Eric M. Cowles and Lisa B. Cowles
21224 Little Mountain Road
Mount Vernon, WA 98274



Skagit County Auditor
5/22/2017 Page 1 of 6 3:56PM \$78.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620030184

Escrow No.: 620030184

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anthony C. DeJacommo and Deidra N. DeJacommo, 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 Eric M. Cowles and Lisa B. Cowles, a married couple

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 AND PTN NW SW, 34-34-04 Tax/Map ID(s):

Tax Parcel Number(s): P29715 / 340434-2-005-0007, P29720 / 340434-2-008-0202, P29727 /
340434-3-002-0008,

Subject to:

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

Dated: May 16, 2017

Anthony C. DeJacommo

Deidra N. DeJacommo

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017-2210
MAY 22 2017

Amount Paid \$ 11486.00
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

Anthony Dejacoma, + Deidra Dejacoma
is ~~are~~ the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: May 19, 2017

Name: Brian Price

Notary Public in and for the State of Washington

Residing at: Arlington

My appointment expires: 11/30/2020



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P29715 / 340434-2-005-0007, P29720 / 340434-2-008-0202 and P29727 / 340434-3-002-0008

PARCEL A:

The Southwest Quarter of the Northwest Quarter of Section 34, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT the South Half of the Southwest Quarter thereof;

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

Situated in Skagit County, Washington.

PARCEL B:

That portion of the East Half of the Northwest Quarter of the Southwest Quarter of Section 34, Township 34 North, Range 4 East of the Willamette Meridian, lying North and West of that portion 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.

PARCEL C:

All that portion of the Southeast Quarter of the Northwest Quarter of Section 34, Township 34 North, Range 4 East of the Willamette Meridian, lying North of Parcel "A" and West of Parcel "B" as described in Judgment and Decree of Appropriation filed July 21, 1954, in Skagit County Superior Court Cause No. 22505.

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
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

EXHIBIT "B"

Exceptions (continued)

- 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. Possible encroachment of a fence by varying amounts onto property adjacent on the West and East 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 and other property
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
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.: 201505010118
19. Skagit County Right-to-Manage Natural Resource Lands Disclosure
Recording Date: May 1, 2015
Recording No.: 201505010122
20. Effect, if any, of the Land Easement recorded May 1, 2015, under Auditor's File No. 201505010120, records of Skagit County, Washington.
21. Lot of Record Certification including the terms, covenants and provisions thereof

EXHIBIT "B"

Exceptions
(continued)

Recording Date: February 2, 2017
Recording No.: 201702020039

22. 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.

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