

When recorded return to:

Maria T. Garcia De Mendoza, a married person as
her separate property
24482 Hathaway Road
Sedro Woolley, WA 98284



201706050112

Skagit County Auditor

\$79.00

6/5/2017 Page

1 of

7 11:23AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030599

CHICAGO TITLE
620030599

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Torretta and Wilma Torretta, 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 Maria T. Garcia De Mendoza, a married person ~~as her
separate property~~

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 SE of SW 18-36-5E and ptn of N1/2 of 19-36-5E

Tax Parcel Number(s): P51006 / 360518-3-005-0101

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 2464
JUN 05 2017

Subject to:

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

Amount Paid \$ 2853.⁰⁰
Skagit Co. Treasurer
By *nan* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated:

6-2-17



David Torretta



Wilma Torretta

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
David Torretta & Wilma Torretta
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: 6-2-2019

MICHAEL D. VAN WAGNER
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 05-01-2021

Michael D. Van Wagner
Name: Michael D. Van Wagner
Notary Public in and for the State of Washington
Residing at: Woodville
My appointment expires: 5-1-2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P51006 / 360518-3-005-0101

All that portion of South 1/3 of the Southeast Quarter of the Southwest Quarter of Section 18, Township 36 North, Range 5 East, W.M., described as follows:

The East 403.30 feet of said Southeast Quarter of the Southwest Quarter that lies south of the centerline of that certain declaration of easement as more fully provided for under Auditor's File No. 736310.

And Together with

Those portions of Section 19, Township 36 North, Range 5 East, Willamette Meridian described as follows:

Beginning at the North 1/4 corner of said Section 19 as shown on that certain Survey Filed in Volume 1 of Surveys at Page 109 under Auditor's File No. 809462, records of Skagit County, Washington; thence South 0° 27' 53" East, a distance of 20.07 feet; to the Southeast corner of that certain 20 foot wide strip conveyed to Skagit County by Deed from Joseph and Annie Hoyt filed under Auditor's File No. 400581; thence North 85° 27' 52" West along the South line of said strip, a distance of 188.24 feet; thence South 02° 14' 30" West a distance of 92.66 feet to a point on the North line of Lot 9 shown on the hereinabove referenced survey; thence South 86° 32' 45" East along the North line of said Lot 9, a distance of 403.09 feet to an angle point in said North line; thence North 2° 14' 30" East, a distance of 109.52 feet to the North line of Section 19; thence North 86° 38' 46" West along the North line of said Section 19, a distance of 215.91 feet to the North 1/4 corner of said Section 19 and the point of beginning.

SUBJECT to right of way for the existing Thunder Creek Mainline (TH-ML) road, commonly known as the Hathaway Road.

Together with one 1968 Lampl 59/12 Mobile Home

EXHIBIT "B"
Exceptions

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

Granted to: United States of America
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 26, 1946
Recording No: 389983
Affects: portion of said premises

2. Easement including the terms, covenants and provisions thereof as disclosed in documents:

For: ingress, egress and utilities
Recording Nos.: 730056, 730057, 733345 and 733344

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

Granted to: United States of America
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 28, 1963
District Cause No: 264 and 265
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: United States of America
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 26, 1946
Recording No: 418719 and 418720
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: United States of America
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
U.S District Cause No: 196-7302
Affects: portion of said premises

EXHIBIT "B"

Exceptions
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: ingress, egress and utilities
Recording Date: December 16, 1969
Recording No.: 734073 and 736310
Affects: portion of said premises
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: United States of America
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 23, 1973
Recording No.: 785486
Affects: portion of said premises
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Emerson J. Hinds and Eleanor Ruth Hinds
Purpose: Well and Pipeline
Recording Date: January 5, 1971
Recording No.: 747410
Affects: portion of said premises
9. Well use as disclosed in Real Estate Contract including the terms, covenants and provisions thereof
- Recording Date: October 6, 1993
Recording No.: 9310060047
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Longview Timberlands LLC
Purpose: ingress and egress
Recording Date: May 9, 2013
Recording No.: 201305090085
Affects: portion of said premises
11. Shared Well Water Agreement including the terms, covenants and provisions thereof
- Recording Date: November 15, 2010

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 201011150218

12. Notice to future property owners regarding water system including the terms, covenants and provisions thereof

Recording Date: October 12, 2010

Recording No.: 201010120179

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