

When recorded return to:  
Mark W. Pouley and Theresa M. Pouley  
22622 North Starbird Road  
Mount Vernon, WA 98274



Skagit County Auditor

6/5/2017 Page

1 of

6 1:36PM

\$78.00

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030274

CHICAGO TITLE

620030274

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth K. Brandt and Elizabeth A. Brandt, 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 Mark W. Pouley and Theresa M. Pouley, husband and wife and Jessica L. Pouley, an unmarried person

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): 4 SKAGIT COUNTY SHORT PLAT NO. 97-0038

Tax Parcel Number(s): P116185 / 330429-1-003-1000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


20172468  
JUN 05 2017

Amount Paid \$9572.50  
Skagit Co. Treasurer  
By *nm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 1, 2017

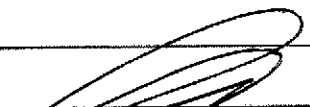
  
\_\_\_\_\_  
Kenneth K. Brandt

  
\_\_\_\_\_  
Elizabeth A. Brandt

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Kenneth K. Brandt and Elizabeth A. Brandt 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: \_\_\_\_\_

  
\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Lisa A. Seay, Notary Public  
Lower Paxton Twp., Dauphin County  
My Commission Expires July 24, 2019  
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P116185 / 330429-1-003-1000**

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**PARCEL A:**

Lot 4, SKAGIT COUNTY SHORT PLAT NO. 97-0038, approved September 21, 1999, and recorded October 22, 1999, under Auditor's File No. 199910220079, records of Skagit County, Washington; being a portion of the Northeast Quarter of Section 29, Township 33 North, Range 4 East of the Willamette Meridian.

**PARCEL B:**

An easement for ingress, egress, and utilities over, under, and across the following described parcels:

The West 60 feet of the Northeast Quarter of the Southeast Quarter of Section 29, Township 33 North, Range 4 East of the Willamette Meridian;

AND the South 60 feet of the Southeast Quarter of the Northeast Quarter of Section 29, Township 33 North, Range 4 East of the Willamette Meridian;

EXCEPT the East 200 feet thereof;

**PARCEL C:**

A 30 foot easement for access and utilities over Lot 3 as delineated on the face of SKAGIT COUNTY SHORT PLAT NO. 97-0038, approved September 21, 1999, and recorded October 22, 1999, under Auditor's File No. 199910220079, records of Skagit County, Washington; being a portion of the Northeast Quarter of Section 29, Township 33 North, Range 4 East of the Willamette Meridian.

ALL Situated in Skagit County, Washington.

## EXHIBIT "B"

### Exceptions

1. 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 the face of the filed Skagit County Short Plat 97-0038.:

Recording No: 199910220079

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

Purpose: the right to construct and maintain a concrete reservoir and also the right  
to lay and maintain pipeline from said reservoir  
Recording Date: November 9, 1921  
Recording No.: 152900  
Affects: as installed and described therein

3. Relinquishment of access to State Highway and of light, view and air by Deed:

Grantee: State of Washington  
Recording Date: September 30, 1968  
Recording No.: 718745

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

Purpose: the right to lay water mains from a well  
Recording Date: October 31, 1913  
Recording No.: 99101  
Affects: as installed and described therein

5. Easement, road installation, and maintenance agreement, and the terms and conditions therein;

Recording Date: March 16, 1979  
Recording No.: 7903160024

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

Purpose: Access and Utilities  
Recording Date: October 22, 1999  
Recording No.: 199910220080

## EXHIBIT "B"

### Exceptions (continued)

- Affects: as described therein, for the benefit of Lots 1-4 of the short plat
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Native Growth Protection  
Recording Date: October 22, 1999  
Recording No.: 199910220081  
Affects: Tracts A, B, C, and D of said short plat
8. Agreement regarding the construction and maintenance of a road;
- Recording Date: November 13, 1984  
Recording No.: 8411130004
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: November 19, 1988  
Recording No.: 8811290082
9. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: October 24, 1989  
Recording No.: 8910240022
- Said instrument contains, among other things, provisions for maintenance by the common users.
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: ingress, egress and utilities  
Recording Date: October 22, 1999  
Recording No.: 199910220077
- Said instrument contains, among other things, provisions for maintenance by the common users.
11. 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

## EXHIBIT "B"

### Exceptions (continued)

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.

12. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 24, 2001  
Auditor's No(s): 200109240150, records of Island County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Southerly portion of said premises
13. City, county or local improvement district assessments, if any.