



201706280029

When recorded return to:

David & Wilma Torretta
POBOX 564
Clearlake, WA 98235

Skagit County Auditor \$77.00
6/28/2017 Page 1 of 5 11:41AM

CHICAGO TITLE
620030599

STATUTORY WARRANTY DEED
Fulfillment

THE GRANTOR(S)

Larry N. & Elenor R. Hilsinger, 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

David & Wilma F. Torretta, Husband and Wife

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

Subject to:

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

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on October 6, 1993, receipt number 2854 and 2855

Dated: 6-9-17

The Estate of Larry N and Eleanor R Hilsinger

By Arthur Gibbons
Arthur Gibbons, Heir

REC 9300250051
re-record 9310060047
PAREC 9610150002

Fulfillment
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2854
2855
PA 6/12
6-25-17
Amount Paid \$
Skagit Co. Treasurer
Deputy
By Mh
JUN 28 2017

STATUTORY WARRANTY DEED

Fulfillment
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

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

Dated: 9th June 2017



Deanna G. Lewis
Name: Deanna G. Lewis
Notary Public in and for the State of Washington
Residing at: Marionville, Washington
My appointment expires: 4/1/2018

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
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:

EXHIBIT "B"

Exceptions
(continued)

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.: 201305099085
Affects: portion of said premises

11. Shared Well Water Agreement including the terms, covenants and provisions thereof

Recording Date: November 15, 2010
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.