

When recorded return to:

Carla Ashlock
9727 162nd Ave NE
Redmond, WA 98052



201707170184

Skagit County Auditor \$76.00
7/17/2017 Page 1 of 4 3:59PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 3265
JUL 17 2017

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Amount Paid \$ 8,557.70 ✓
Skagit Co. Treasurer
By BI Deputy

Escrow No.: 620030810

CHICAGO TITLE 620030810

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nancy M. Lovell, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Carla Ashlock, a married person as her separate estate

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 SW SE, 08-35-04 AND PNT NE NW 17-35-04

Tax Parcel Number(s): P36803 / 350417-0-004-0002, P35960 / 350408-4-004-0005, P36799 / 350417-0-001-0005, P36806 / 350417-1-004-0000, P36808 / 350417-1-006-0008

Subject to:

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

Dated: July 13, 2017

Nancy M. Lovell

STATUTORY WARRANTY DEED

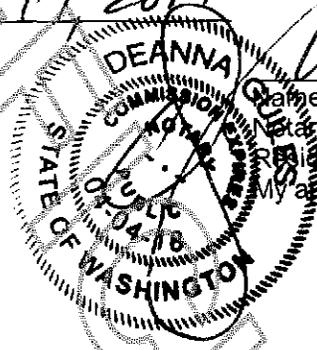
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Nancy M. Howell
is/are 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: July 17, 2017



Deanna K. Guss
Name: Deanna K. Guss
Notary Public in and for the State of Washington
Residing at: Waukesha, WI
My appointment expires: 4/4/2018

EXHIBIT "A"
Legal Description

PARCEL P35960:

The South Half of the Southwest Quarter of the Southeast Quarter of Section 8, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT the East 250 feet thereof.

Situated in Skagit County, Washington

PARCEL P36806:

The North 20 rods (330 feet) of the Northwest Quarter of the Northeast Quarter of Section 17, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT the West 792 feet thereof;

AND EXCEPT the East 250 feet thereof;

AND ALSO EXCEPT any portion thereof lying within the as built and existing County road commonly known as Kelleher Road and as said road was conveyed to Skagit County by Deed recorded September 12, 1908, under Auditor's File No. 69377, records of Skagit County, Washington, in Volume 74 of Deeds, page 398, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL P36808:

That portion of the Northwest Quarter of the Northeast Quarter of Section 17, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of the Northwest Quarter of said Section 17;

Thence East 792 feet;

Thence South 330 feet;

Thence West 792 feet;

Thence North 330 feet to the point of beginning;

EXCEPT that portion beginning at the Northwest corner of said subdivision;

Thence South along the West line of said subdivision, a distance of 330 feet;

Thence East on a line parallel with the North line of said subdivision, a distance of 313.50 feet;

Thence North on a line parallel with the West line of said subdivision, a distance of 330 feet to the North line of said subdivision;

Thence West along the North line of said subdivision, a distance of 313.50 feet to the true point of beginning.

Situated in Skagit County, Washington

PARCELS P36799 and P36803:

That portion of the Northwest Quarter of the Northeast Quarter of Section 17, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 330 feet South and 313.5 feet East of the North quarter post of said Section 17;

Thence East and parallel to the North line of said Section to the East line of the Northwest Quarter of the Northeast Quarter of said Section;

Thence South to the North line of the right of way of a certain ditch known as the "Hill Ditch" as the same is now established;

Thence in a Westerly direction along the North side of said ditch to a point due South of the point of beginning;

Thence North to the place of beginning.

EXCEPT that portion conveyed to Skagit County for road purposes by deed dated April 25, 1908 and recorded September 12, 1908 in Volume 74 of Deeds, page 398, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: February 22, 1983
Auditor's No(s): 8302220040, records of Skagit County, Washington
For: *Ingress, egress and utilities*
Affects: Parcels P36960 and P36806

Affects: Said premises, the exact location and extent of said easement is undisclosed of record.

2. Terms, conditions, and restrictions of that instrument entitled Title Notification Property Designated Rural Resource Lands;
Recorded: November 18, 1999
Auditor's No(s): 199911180052, records of Skagit County, Washington
Affects: Parcel P36799

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 19, 2006
Auditor's No(s): 200609190052, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

Said instrument is a re-recording of instrument (s);

Recorded: September 6, 2005

Auditor's File No(s): 200509060167, records of Skagit County, Washington

4. Any question arising from the fact that the Southerly boundary of said premises is described by reference to an impermanent monument, said monument being a ditch.
5. The Land has been classified as Farm and Agricultural Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: February 10, 1978

Recording No.: 873621

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

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