

When recorded return to:  
David M. Halvorsen and Trisha Halvorsen  
5998 Cedar Drive  
Bow WA 98232



Skagit County Auditor  
7/20/2017 Page 1 of 5 \$77.00  
3:43PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031538

**CHICAGO TITLE**  
620031538

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Herb Harvey and Sharon Harvey, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Trisha Halvorsen and David M Halvorsen, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1, SKAGIT COUNTY SHORT PLAT NO. 95-040, approved January 8, 1997 and recorded  
January 10, 1997 in Volume 12 of Short Plats, pages 178 to 180, under Auditor's File No.  
9701100062, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P48733 / 360335-3-008-0208, P111110 / 360335-3-008-0500

Subject to:

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

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
20173340  
JUL 20 2017

Amount Paid \$ 8905.00  
Skagit Co. Treasurer  
By HB Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 19, 2017

  
\_\_\_\_\_

Herb Harvey

  
\_\_\_\_\_

Sharon Harvey

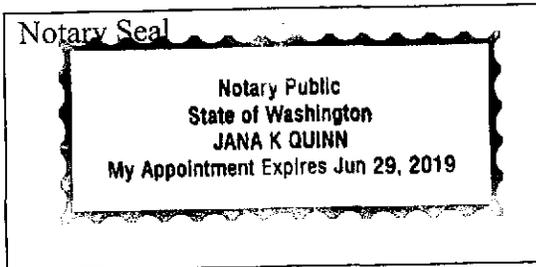
STATUTORY WARRANTY DEED  
(continued)

STATE OF Washington )  
 )SS.  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that

Herb Harvey and Sharon Harvey are the persons who appeared before me,  
and said person acknowledged that they signed this instrument to be their free and voluntary act  
for the uses and purposes mentioned in the instrument.

DATED:



Jana K Quinn  
(Signature of Notary)  
Jana K Quinn  
Notary Public in and for the State of Washington  
My appointment expires: 06/29/2019  
Residing in Granite Falls

**EXHIBIT "A"**  
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: Wade B. McCoy et al  
Recording No.: 327131

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

Granted to: Blanchard Edison Water Association  
Purpose: Right to lay, maintain, etc. a pipe or pipes, line or lines, for the transportation of water, with right of ingress or egress to and from same  
Recording Date: June 20, 1957  
Recording No.: 552781 and 552796  
Affects: Exact location not disclosed of record

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

Granted to: Blanchard Edison Water Association  
Purpose: Right to construct, maintain, etc., improve, and repair an access road to the proposed water reservoir site of the grantee, with right of ingress or egress to and from the same  
Recording Date: June 25, 1957  
Recording No.: 553003

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

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: November 27, 1957  
Recording No.: 558965

5. Easement(s) and agreement for the purpose(s) shown below and rights incidental thereto, as granted in a document and including the terms and conditons thereof:

Granted to: Frank L. Teachman etal  
Purpose: Ingress, egress and road purposes  
Recording Date: April 26, 1968  
Recording No.: 713026

## EXHIBIT "A"

### Exceptions (continued)

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

Granted to: Michael B. Blade and Vicki H. Blade  
Purpose: Septic line and drainfield  
Recording Date: August 4, 1993  
Recording No.: 9308040097  
Affects: A portion of said premises

7. On Site Sewage System and the terms and conditions thereof

Recording Date: October 10, 1986  
Recording No.: 8610100019

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKAGIT COUNTY SHORT PLAT NO. 95-040:

Recording No: 9701100062

9. Road Construction and Maintenance Agreement and the terms and conditions thereof

Recording Date: January 10, 1997  
Recording No.: 9701100065

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

Granted to: Randy L. and City Waltschmidt  
Purpose: Waterline utility  
Recording Date: March 13, 2006  
Recording No.: 200603130200

11. City, county or local improvement district assessments, if any.  
12. Assessments, if any, levied by Blanchard-Edison Water Association.