



When recorded return to:
James A.E. Sanders
28170 East Gilligan Creek Road
Sedro Woolley, WA 98284

Skagit County Auditor \$77.00
8/7/2017 Page 1 of 4 1:39PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031730

CHICAGO TITLE
620031730

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey A. Declercq and Carol A. Declercq, 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 James A.E. Sanders, a single man
Skagit
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. NW NW 35-35-5E W.M.

Tax Parcel Number(s): P40705 / 350535-2-007-0002,

Subject to:

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

Dated: July 31, 2017

Jeffrey A. Declercq

Carol A. Declercq

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173665
AUG 07 2017

Amount Paid \$ 7570.00
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of WHATCOM

I certify that I know or have satisfactory evidence that Jeffrey A. Declercq and Carol A. Declercq 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: 8-4-17


Name: Teresa D. Varnes

Notary Public in and for the State of WA

Residing at: Cummins Island

My appointment expires: 5/29/19

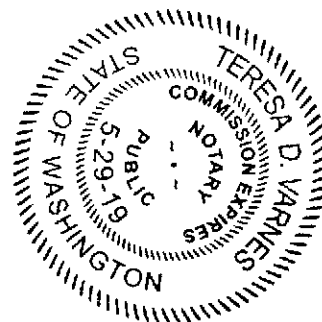


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P40705 / 350535-2-007-0002

That portion of the Northwest Quarter of the Northwest Quarter of Section 35, Township 35 North, Range 5 East of the Willamette Meridian, lying Southerly of the South Skagit Highway and Easterly of the Day Creek Road (also known as Joe Johnson Road), as they existed September 4, 1971;

EXCEPT the South 20 feet thereof;

AND EXCEPT the East 270 feet thereof;

AND ALSO EXCEPT those portions conveyed to Skagit County by deeds recorded February 23, 1926 and November 18, 1948, under Auditor's File No. 191264 and 420577, records of Skagit County, Washington;

AND ALSO EXCEPT those portions deeded to Skagit County for South Skagit Highway recorded March 18, 1949 and January 30, 1958, under Auditor's File No. 429116 and 561251, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 29, 1912
Auditor's No(s): 92306, records of Skagit County, Washington
In favor of: Skagit Improvement Company
For: Electric power transmission lines
Affects: 15-foot strip across the West Half of the Northwest Quarter of Section 35,
Township 35 North, Range 5 East of the Willamette Meridian

The exact location and extent of said easement is not disclosed of record.
2. 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 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.
3. Unrecorded access rights, if any, in favor of Skagit County, for that property conveyed by deed recorded November 18, 1948, under Auditor's File No. 425077, records of Skagit County, Washington, as disclosed in deed from Carl P. Maunerude to Randall C. Pomp and Gwen A. Pomp, husband and wife, recorded October 24, 1985, under Auditor's File No. 8510240020, records of Skagit County, Washington.
4. Agreement, including the terms and conditions thereof, entered into;
By: Randy Pomp
And Between: Skagit County
Recorded: December 1, 1992
Auditor's No. 9212010039, records of Skagit County, Washington
Providing: Waiver and covenant not to sue for any matters arising out of or caused
by steep slopes, unstable soils, slides or high water table
5. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands;
Recorded: March 3, 2005
Auditor's No(s): 200503030012, records of Skagit County, Washington
6. City, county or local improvement district assessments, if any.