

When recorded return to:
Charles D Westfall
7052 Olson Rd
Ferndale, WA 98248



Skagit County Auditor
8/16/2017 Page

1 of 6 3:53PM \$79.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031619

CHICAGO TITLE

620031619

STATUTORY WARRANTY DEED

THE GRANTOR(S) Craig P Crider, Sr, 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 Charles D Westfall, 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): PTN LOT 4 CHASE ACREAGE Tax/Map ID(s):

Tax Parcel Number(s): P64361 / 3881-000-004-0004,

Subject to:

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

Dated: August 2, 2017

Craig P Crider Sr.
Craig P Crider, Sr

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173841
AUG 16 2017

Amount Paid \$ 2799.60
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SFagit

I certify that I know or have satisfactory evidence that

Craig P. Chider Sr

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

Dated: August 7, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64361 / 3881-000-004-0004

All of Lot 4, CHASE ACREAGE, according to the plat thereof recorded in Volume 3 of Plats, page 64, records of Skagit County, Washington;

EXCEPT the East 240 feet thereof;

TOGETHER WITH that portion of the East 240 feet of said Lot 4 described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 5 East of the Willamette Meridian;

Thence North 01°49'24" West, a distance of 645.71 feet, along the West line of said Southeast Quarter of the Northeast Quarter to a point lying North 89°52'24" West from the Northwest corner of Lot 4 of said Chase Acreage;

Thence South 89°52'24" East a distance of 30.00 feet to the Northwest corner of said Lot 4;

Thence South 89°52'24" East, along the North line of said Lot 4, a distance of 254.98 feet to the West line of the East 240.00 feet of said Lot 4;

Thence South 01°48'46" East, along the West line of said East 240.00 feet of said Lot 4, a distance of 159.54 feet to the true point of beginning;

Thence South 01°48'46" East a distance of 127.94 feet;

Thence North 89°42'04" East a distance of 37.61 feet;

Thence North 01°48'46" West a distance of 127.66 feet;

Thence North 89°52'24" West a distance of 37.61 feet to the true point of beginning;

EXCEPT from all of the above described property the following described Tracts 1 and 2;

TRACT 1:

Commencing at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 5 East of the Willamette Meridian;

Thence North 01°49'24" West, a distance of 645.71 feet, along the West line of said Southeast Quarter of the Northeast Quarter to a point lying North 89°52'24" West from the Northwest corner of Lot 4 of said Chase Acreage;

Thence South 89°52'24" East a distance of 30.00 feet to the Northwest corner of said Lot 4;

Thence South 89°52'24" East, along the North line of said Lot 4, a distance of 254.98 feet to the West line of the East 240.00 feet of said Lot 4 being the true point of beginning;

Thence South 01°48'46" East, along the West line of said East 240.00 feet of Lot 4, a distance of 159.54 feet;

Thence North 89°52'24" West a distance of 31.00 feet;

Thence North 01°48'40" West a distance of 159.54 feet to the North line of said Lot 4;

Thence South 89°52'24" East, along the North line of said Lot 4, a distance of 31.00 feet to the true point of beginning.

Situated in Skagit County, Washington

TRACT 2:

Commencing at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 19,

EXHIBIT "A"

Legal Description (continued)

Township 35 North, Range 5 East of the Willamette Meridian;
Thence North 01°49'24" West, a distance of 352.38 feet, along the West line of said Southeast Quarter of the Northeast Quarter to a point lying North 89°52'24" West from the Southwest corner of Lot 4 of said Chase Acreage;
Thence South 89°52'24" East a distance of 30.00 feet to the Southwest corner of said Lot 4 being the true point of beginning;
Thence South 89°52'24" East, along said South line of Lot 4, a distance of 254.93 feet;
Thence North 01°48'46" West a distance of 10.28 feet to an existing fence line as it existed on January 1, 1992;
Thence South 89°42'04" West, along said fence line, a distance of 254.87 feet, to the West line of said Lot 4;
Thence South 01°49'24" East, along said West line of said Lot 4, a distance of 8.39 feet, to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 16, 1945
Auditor's No(s): 381158, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
2. Encroachment onto the Easterly portion of said premises as delineated on Replat of Lot 4 of Chase Acreage, according to the plat thereof recorded under Auditor's File No. 9505250072, records of Skagit County, Washington by fence appurtenant to property adjoining on the East
3. Right, title, and interest of owners of property adjoining on the East to that portion of said premises lying Easterly of the fence running North and South on said premises.
4. Encroachment onto the Easterly portion of said premises by a gravel driveway appurtenant to property adjoining on the East, as delineated on Replat of Lot 4 of Chase Acreage, according to the plat thereof recorded under Auditor's File No. 9505250072, records of Skagit County, Washington.
5. Right, title, and interest of owners of property adjoining on the East to that portion of said premises lying within the gravel driveway running North to South across said premises.
6. 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 Replat of Lot 4 of Chase Acreage:

Recording No: 9505250072

7. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: May 29, 1992
Auditor's No.: 9205290067, records of Skagit County, Washington
Executed By: Esther Torgerson
As Follows: Property to be combined or aggregated with contiguous property owned by the grantee herein. This Boundary Adjustment is not for the purpose of creating an additional building lot.

EXHIBIT "B"

Exceptions
(continued)

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