

WHEN RECORDED RETURN TO:

Name: Brian Lee Foote and Jennifer Margaret Foote
Address: 1454 W Lk Sammamish Pkwy NE
Bellevue, WA 98008



Skagit County Auditor \$77.00
8/31/2017 Page 1 of 4 3:50PM

Land Title and Escrow

01-163740-0

Escrow Number: 724055RT
Filed for Record at Request of: Rainier Title, LLC

STATUTORY WARRANTY DEED

THE GRANTOR(S), John V. Rindlaub and Sarah S. Uzzell-Rindlaub, husband and wife, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Brian Lee Foote and Jennifer Margaret Foote, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

A non-exclusive easement, running with the land herein conveyed, for ingress and egress over and across an existing road being approximately 20 feet in width running approximately along the South line of the East 720 feet of the North 640 feet of that portion of said Government Lot 1 lying West of the Snee-Oosh Road and running in a Southerly direction from a point on the said South line of the North 640 feet which is approximately 720 feet West of the West line of said Snee-Oosh Road to a point on the North line of the tract hereinabove described and conveyed.

Situate in the County of Skagit, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Ptn GL 1, 27-34-2 E W.M.

Tax Parcel Number(s): P20773

Dated: 8/14/17

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174152
AUG 31 2017

Amount Paid \$ 16,025.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

Signature and Notary follow on next page

This page is attached to and made a part of the Statutory Warranty Deed

John V. Rindlaub

John V. Rindlaub

Sarah S. Uzzell-Rindlaub

Sarah S. Uzzell-Rindlaub

STATE OF Washington

COUNTY OF ⁰⁴ ~~Skagit~~ King

ss.

I certify that I know or have satisfactory evidence that **John V. Rindlaub and Sarah S. Uzzell-Rindlaub** is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 14, 2017

Name: David Sydney
Notary Public in the State of WA
Residing in Redmond, WA
My Commission Expires:

April 16, 2019

Notary Public
State of Washington
DAVID SYDNEY
My Commission Expires
April 16, 2019

Exhibit A

Subject To:

Municipal assessments and impact fees, if any, levied by the Swinomish Indian Tribal Community.

Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said property, and rights of tenants to remove trade fixtures at the expiration of the term.

EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Paul S. Wagner and Beverly Wagner, husband and wife
Purpose: For ingress and egress
Area Affected:

An existing road being approximately 20 feet in width running approximately along the South line of the East 720 feet of the North 640 feet of that portion of said Government Lot 1 lying West of the Snee-Oosh Road and running in a Southerly direction from a point on the said South line of the North 640 feet which is approximately 720 feet West of the West line of said Snee-Oosh Road to a point on the North line of the tract hereinabove described and conveyed.

Dated: October 29, 1976
Recorded: November 23, 1976
Auditor's No.: 846414

Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

Rights of the United States and the State of Washington for fishery, commerce and navigation in lands adjoining water, including treaty rights of any Native American Tribe or Band.

Any law, ordinance or regulation of an Indian Tribe or Nation including, but not limited to, building and zoning ordinances, restricting or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance, or regulation.

Rights of eminent domain or rights of police power exercised by an Indian Tribe or Nation unless notice of the exercise of such rights appears in the public records at Date of Policy.

MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: June 11, 1999
Auditor's File No.: 9906110136

End of Exhibit A

Schedule "A-1"

01-163740-O

DESCRIPTION:

PARCEL "A":

The South 125 feet of the North 840 feet of that portion of Government Lot 1 of Section 27, Township 34 North, Range 2 East, W.M., lying West of the Snee-Oosh Road.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement, running with the land herein conveyed, for ingress and egress over and across an existing road being approximately 20 feet in width running approximately along the South line of the East 720 feet of the North 640 feet of that portion of said Government Lot 1 lying West of the Snee-Oosh Road and running in a Southerly direction from a point on the said South line of the North 640 feet which is approximately 720 feet West of the West line of said Snee-Oosh Road to a point on the North line of the tract hereinabove described and conveyed.

Situate in the County of Skagit, State of Washington.