

When recorded return to:  
Ashley Endres  
609 Sweet Birch Lane  
Bridgeport, WV 26330



Skagit County Auditor  
9/1/2017 Page

1 of

5

\$78.00  
3:27PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030856

CHICAGO TITLE  
420030856

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Russell J. Haversack and Judy Lee Hendrix, 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 Brendan Johnson, an unmarried person and Ashley Endres, an  
unmarried person and Brian Robert, 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.)

PTN SE SE, 13-34-01 AND PTN NE NE, 24-34-01 Tax/Map ID(s):

Tax Parcel Number(s): P19362 / 340113-4-012-0002, P19642 / 340124-1-001-0008, P19360 /  
340113-4-010-0004, P19361 / 340113-4-011-0003

Subject to:

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

2017 4185  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 01 2017

Amount Paid \$ 4989.00  
By Skagit Co. Treasurer  
MF Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: August 14, 2017

Russell J. Haversack  
Russell J. Haversack

Judy Lee Hendrix  
Judy Lee Hendrix

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Russell J. Haversack and Judy Lee Hendrix 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/hers/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 23, 2017

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Grainfield Ave  
My appointment expires: 06/29/2019

Notary Public  
State of Washington  
JANA K QUINN  
My Appointment Expires Jun 29, 2019

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P19362 / 340113-4-012-0002, P19642 / 340124-1-001-0008, P19360 / 340113-4-010-0004 and P19361 / 340113-4-011-0003**

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The Southeast Quarter of the Southeast Quarter of Section 13, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT the North Half thereof;

AND EXCEPT the East 5 acres thereof;

Also that portion of the East Half of the Northeast Quarter of the Northeast Quarter of Section 24, Township 34 North, Range 1 East of the Willamette Meridian, lying Northerly of the Deception Pass Highway;

AND EXCEPT roads.

Situated in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. Reservation contained in deed recorded under Auditor's File No. 453265, executed by Fred Henrickson and Dorothy M. Henrickson, husband and wife, as follows:

Exception and reservation whereby the sellers save, except and reserve all oils, gases, coal, ores, minerals, fossils, etc., together with the right to enter upon said lands for the purpose of opening, developing and working mines, etc., provided that no rights shall be exercised under this reservation until provision has been made by the sellers, their successors or assigns for full payment of damages sustained by owner by reason of such entering.

NOTE: Said rights were conveyed to Dave Taggart, by deed recorded under Auditor's File No. 734010, records of Skagit County, Washington.

2. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: December 3, 1953  
Auditor's No(s).: 495811, records of Skagit County, Washington  
In favor of: Kenneth E. Cook and Marie L. Cook, husband and wife  
For: Road  
Affects: Southerly portion and Parcel A and Westerly 15 feet of Parcel B
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: May 13, 1966 and May 20, 1966  
Auditor's No(s).: 682752 and 683048, records of Skagit County, Washington  
For: Ingress and egress
4. Lot of Record Certification including the terms, covenants and provisions thereof  
  
Recording Date: December 6, 2005  
Recording No.: 200512060047  
Affects: P19360
5. Lot of Record Certification including the terms, covenants and provisions thereof  
  
Recording Date: December 6, 2005  
Recording No.: 200512060048  
Affects: P193610
6. Lot of Record Certification including the terms, covenants and provisions thereof  
  
Recording Date: December 6, 2005  
Recording No.: 200512060049  
Affects: P19362 and other property
7. Lot of Record Certification including the terms, covenants and provisions thereof  
  
Recording Date: December 6, 2005

**EXHIBIT "B"**

Exceptions  
(continued)

Recording No.: 200512060050  
Affects: P19642

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