

AFTER RECORDING MAIL TO:

Clinton C. Bryson
P.O. Box 453
Darrington, WA 98241



201709130077
Skagit County Auditor
9/13/2017 Page

1 of

\$77.00
4 3:36PM

CHICAGO TITLE
620032132

STATUTORY WARRANTY DEED

Escrow No. 17080158LC
Title Order No. 620032132

THE GRANTOR(S) Patrick Van Valkenburg and Amanda Van Valkenburg, husband and wife

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Clinton C. Bryson, a married man

the following described real estate, situated in the County of Skagit, State of Washington:

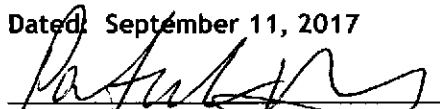
See Attached Exhibit "A" for full legal

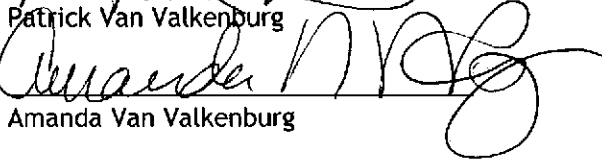
Abbreviated Legal: (Required is full legal not inserted above) Lot(s) 5, Trail Creek

Tax Parcel Number(s): P18869

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 620032132, issued by Chicago Title Insurance Company, and set forth in Exhibit "B" attached hereto and by this reference made a part thereof.

Dated: September 11, 2017


Patrick Van Valkenburg


Amanda Van Valkenburg

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174330
SEP 13 2017

Amount Paid \$ 400.00
Skagit Co. Treasurer
By  Deputy

STATE OF Washington

) ss.

COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that Patrick Van Valkenburg and Amanda Van Valkenburg 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: 11th day of September, 2017



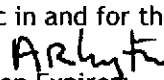
Notary Public in and for the State of Washington
residing at 
My Commission Expires: 7-09-2021



EXHIBIT "A"
Legal Description

Beginning at the West Quarter corner of Section 32, Township 33 North, Range 10 East of the Willamette Meridian;

Thence along the West line of said Section 32, North $01^{\circ}21'02''$ East, 32.67 feet;

Thence South $89^{\circ}11'09''$ East, 30.00 feet to a point on the East line of the existing county road and the true point of beginning;

Thence along said East line North $01^{\circ}21'02''$ East, 200.00 feet; .

Thence South $89^{\circ}11'09''$ East to the Sauk River;

Thence Southwesterly along said Sauk River and along the Southeasterly line of Government Lot 4 to a point whence the true point of beginning bears North $89^{\circ}11'09''$ West;

Thence North $89^{\circ}11'09''$ West to the true point of beginning.

The above described parcel lies wholly within the Southwesterly Quarter of the Northwest Quarter and Government Lot 4, Section 32, Township 33 North, Range 10 East of the Willamette Meridian.

(Also known as Tract 5, TRAIL CREEK, according to the plat thereof, recorded in Volume 92 of Plats, pages 576 through 589, inclusive, records of Skagit County, Washington).

Situated in Skagit County, Washington.

EXHIBIT "B"

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 17, 1972
Recording No.: 772763

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 15, 1972, September 23, 1993, September 29, 1993, October 19, 1993 and November 1, 1993
Recording No.: 776807, 9309230009, 9309290013, 9310190027 and 9311010080

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Trail Creek Community Association
Recording Date: November 15, 1972
Recording No.: 776807

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 15, 1972
Recording No.: 776808
Matters shown: Property boundaries and easement

Easement, including the terms and conditions thereof, granted by instrument(s);
Auditor's No(s): 772764, records of Skagit County, Washington
For: Ingress, egress and utilities

Note: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 10, 1973
Auditor's No(s): 784768, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Snohomish County
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: All private roads within Trail Creek

EXHIBIT "B" (Cont.)

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 14, 1980

Auditor's No(s): 8003140045, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Snohomish County

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

Note: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 13, 1963

Auditor's No(s): 643293, records of Skagit County, Washington

In favor of: Skagit County

For: County Road

Affects: Said premises, the exact location and extent of said easement is undisclosed of record

Note: Exact location and extent of easement is undisclosed of record.

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.

Exceptions and reservations as contained in instrument;

From: Sound Timber Company

Auditor's No.: 440499, records of Skagit County, Washington

As Follows: The grantors hereby expressly save, except and reserve out of the grant hereby made, unto themselves as Trustees for the Stockholders of The Sound Timber Company, their successors and assigns, forever, all ores and minerals of any nature whatsoever in or upon the otherlands in King, Snohomish and Skagit Counties hereinabove partially described, including but not limited to, coal, oil, and gas, together with the right to enter upon said lands for the purpose of exploring the same for such ores and minerals and for the purpose of drilling, opening, developing and working mines and wells thereon and taking out and removing therefrom all such ores and minerals, and to occupy and make use of so much of the surface of said land as may be reasonable necessary from said purpose; provided that the Grantee, and the Grantee's successors and assigns shall be paid just and reasonable compensation for any injury or damage to the surface of said land, to the crops or to the improvement thereon caused by the exercise of any rights herein reserved; provided, further, that the exercise of such rights by the Grantors shall not be postponed or delayed pending reasonable efforts to agree upon or have determined such just and reasonable compensation.

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recorded: August 24, 1891

Auditor's No(s): 30552, records of Skagit County, Washington

As Follows: There is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States

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

Assessments, if any, levied by Trail Creek Community Association.

Skagit County Planning & Development Services - Lot of Record Certification, including the terms, covenants and provisions thereof;