

When recorded return to:
Christopher B Arndt
4900 Roney Road
Bow, WA 98232



201710060075
Skagit County Auditor \$78.00
10/6/2017 Page 1 of 5 1:47PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031587

CHICAGO TITLE
620031587

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Sobczak and Kelly Sue Sobczak, 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 Christopher B Arndt, an unmarried man

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): 7 and 25 Block: 2 SAMISH TERRACE

Tax Parcel Number(s): P68831 / 3992-002-025-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174752
OCT 06 2017

Amount Paid \$9473.44
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 8, 2017

Richard Sobczak

Kelly Sue Sobczak

State of ~~WASHINGTON~~
County of ~~SKAGHT~~

TEXAS
BEXAR

I certify that I know or have satisfactory evidence that Richard Sobczak and Kelly Sue Sobczak 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: 11 September 2017

Name: LETICIA CARREIRO
Notary Public in and for the State of TEXAS
Residing at: BEXAR COUNTY
My appointment expires: 05-01-2020



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68831 / 3992-002-025-0001

PARCEL A:

Lot 7, Block 2, "SAMISH TERRACE", according to the plat recorded in Volume 7 of Plats, page 20, records of Skagit County, Washington.

Also an undivided 1/80 interest in the following described property:

Beginning at the Southeast corner of Government Lot 1, Section 26, Township 36 North, Range 2 East of the Willamette Meridian;
Thence North 1°38'45" East along the section line, a distance of 1,164.02 feet to the meander corner between sections 25 and 26;
Thence South 82°30' West, a distance of 483.15 feet to the true point of beginning;
Thence continue South 82°30' West, a distance of 50.64 feet;
Thence South 1°38'45" West, a distance of 477.07 feet to the North edge of the H.R. Roney Road;
Thence Southeasterly along the North line of said H.R. Roney Road, a distance of 51.0 feet;
Thence North 1°38'45" East, a distance of 495.3 feet to the true point of beginning.

PARCEL B:

Lot 25, Block 2, "SAMISH TERRACE", as per plat recorded in Volume 7 of Plats, page 20, records of Skagit County, Washington.

Also, an undivided 1/80 interest in the following described property:

Beginning at the Southeast corner of Government Lot 1, Section 26, Township 36 North, Range 2 East of the Willamette Meridian;
Thence North 1°38'45" East along the section line, a distance of 1,164.02 feet to the meander corner between section 25 and 26;
Thence South 82°30' West a distance of 483.15 feet to the true point of beginning;
Thence continue South 82°30' West a distance of 50.64 feet;
Thence South 1°38'45" West a distance of 477.07 feet to the North edge of the H.R. Roney Road;
Thence Southeasterly along the North 1°38'45" East a distance of 495.3 feet to the true point of beginning.

ALL situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 9, 1930
Auditor's No(s): 236933 in Volume 155 of Deeds, page 481
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 23, 1953
Auditor's No(s): 489782
In favor of: Samish Island Water Company, a Washington corporation
For: Installation and maintenance for water main and water line, together with right of ingress and egress to such water line for the installation and maintenance
3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: October 13, 1954
Auditor's No(s): 507805
4. 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: September 9, 1966
Auditor's No.: 687955
As Follows: Limited to structures of one story, not to exceed sixteen feet above the present grade.
Affects: Parcel A
5. Agreement, including the terms and conditions thereof; entered into;
By: Mark H. Hahney and E. Lucile Hahney, husband and wife
And Between: Skagit County
Recorded: August 4, 1993
Auditor's No. 9308040129
Providing: For alternative Sewage System with related conditions and provisions
Affects: Parcel B
6. Agreement, including the terms and conditions thereof; entered into;

EXHIBIT "B"

Exceptions
(continued)

By: Mark Hahney and Lucile Hahney, husband and wife
And Between: Molly Martin Cohan
Recorded: February 23, 1996
Auditor's No. 9602230097
Providing: Use of driveway on said premises by owner of Lot 26 adjacent;
together with related rights, conditions and provisions

7. Record of Survey:
Recorded: April 17, 2002
Auditor's File No.: 200204170030
8. Any lien or liens arising from the remaining fractional interest in Parcels A and B whether arising through the payment of taxes or otherwise.
9. City, county or local improvement district assessments, if any.