



201710190095

Skagit County Auditor
10/19/2017 Page

1 of 7 3:37PM \$80.00

RETURN TO:

Land Title and Escrow

01-164468
OE

DOCUMENT TITLE(S) (or transactions contained herein):

Statutory Warranty Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

Estate of Juanita James, Skagit County Superior Court Cause No. 17-7-00354-9

GRANTOR(S) (Last name, first name and initials):

- | | |
|---------------------------------------|--------------------------------------|
| 1. James, Robert H. – ¼ interest | 4. Baughman, Heidi – 1/8 interest |
| 2. Featherston, Linda L. – ¼ interest | 5. Mortenson, Heather – 1/8 interest |
| 3. Del Bosque, Wanda Lee – ¼ interest | |

GRANTEE(S) (Last name, first name and initials):

- BARNETT, Steven P.
- BARNETT, Sigrid J.

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

Lot 4, Short Plat No. 97-0031

Situated in the County of Skagit, State of Washington.

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

APN/Parcel ID(s): 360435-2-003-0006 / P50702

ORIGINAL

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED

The Grantors, **ROBERT H. JAMES**, as to his 1/4 interest; **LINDA L. FEATHERSTON**, as to her 1/4 interest; **WANDA LEE DEL BOSQUE**, as to her 1/4 interest; **HEIDI BAUGHMAN**, as to her 1/8 interest; and **HEATHER MORTENSON**, as to her 1/8 interest; as tenants in common, for and in consideration of Ten Dollars and other valuable consideration, in hand and paid, conveys and warrants to **STEVEN P. BARNETT** and **SIGRID J. BARNETT**, a married couple, the following described real property, situated in the County of Skagit, State of Washington:

That property legally described on the attached Schedule "A-1", incorporated herein by reference.

SUBJECT TO exceptions in Schedule "B-1" of Land Title and Escrow title insurance commitment No. 01-164468-OE, attached hereto and incorporated by reference.

Situate in the County of Skagit, State of Washington.

DATED this 15 day of October, 2017.

[Signature]
Robert H. James

[Signature]
Wanda Lee Del Bosque

[Signature]
Linda Featherston

[Signature]
Heidi Baughman

[Signature]
Heather Mortenson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 4941
OCT 19 2017

STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

Amount Paid \$ 2870.⁸⁰
Skagit Co. Treasurer
By [Signature] Deputy

On this day personally appeared before me **ROBERT H. JAMES**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15 day of October, 2017.

[Signature]
Notary Public in and for the State of
Washington, residing at Sedro-Woolley
My Commission Expires: 4.27.21
Print Name: Patrick W Hayden

STATE OF WASHINGTON)
 : ss
COUNTY OF SKAGIT)

On this day personally appeared before me LINDA FEATHERSTON, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15 day of October, 2017.

Patrick M. Hayden
Notary Public in and for the State of
Washington, residing at Sedro-Woolley
My Commission Expires: 4.27.21
Print Name: Patrick M. Hayden

STATE OF WASHINGTON)
 : ss
COUNTY OF SKAGIT)

On this day personally appeared before me WANDA LEE DEL BOSQUE, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15 day of October, 2017.

Patrick M. Hayden
Notary Public in and for the State of
Washington, residing at Sedro-Woolley
My Commission Expires: 4.27.21
Print Name: Patrick M. Hayden

STATE OF WASHINGTON)

: ss

COUNTY OF Skiagit)

On this day personally appeared before me HEIDI BAUGHMAN, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15 day of October, 2017.

Patrick M Hayden

Notary Public in and for the State of Washington, residing at Sedro Woolley

My Commission Expires: 4.27.21

Print Name: Patrick M Hayden

STATE OF WASHINGTON)

: ss

COUNTY OF Skiagit)

On this day personally appeared before me HEATHER MORTENSON, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15 day of October, 2017.

Patrick M Hayden

Notary Public in and for the State of Washington, residing at Boothier Cedar Valley

My Commission Expires: 4.27.21

Print Name: Patrick M Hayden

Schedule "A-1"

01-164468-OE

DESCRIPTION:

PARCEL "A":

Lot 4, Short Plat No. 97-0031, approved March 7, 2002, recorded March 12, 2002, under Skagit County Auditor's File No. 200203120169, being a portion of the Northwest $\frac{1}{4}$ of Section 35, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities as delineated on the face of said Short Plat No. 97-0031, approved March 7, 2002, recorded March 12, 2002, under Skagit County Auditor's File No. 200203120169, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Chester James, as his sole and separate property
 Purpose: Use existing roads across said premises as a means of ingress and egress from County Roads
 Area Affected: Exact location not described
 Dated: March 9, 1971
 Recorded: March 10, 1971
 Auditor's No.: 749555

B. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:

Plat/Short Plat: Short Plat No. 97-0031
 Recorded: March 12, 2002
 Auditor's No.: 200203120169

C. MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Recorded: March 12, 2002
 Auditor's No.: 200203120170

D. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Recorded: March 12, 2002
 Auditor's File No.: 200203120171

E. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
 And: Chester James
 Recorded: March 10, 2003
 Auditor's File No.: 200303100224
 Regarding:

This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary natural resource lands operation when performed in compliance with best management practices and local, state and federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.

EXCEPTIONS CONTINUED:

- F. Any change in the boundary of legal description of the real property, or title to the estate insured, that may arise due to shifting and changing in course of the Samish River.
- G. Rights and easements of the public for commerce, navigation recreation and fisheries.

UNOFFICIAL DOCUMENT