

When recorded return to:
Ken T Cormier and Joelle M Cormier
15875 Snee Oosh RD
La Conner, WA 98257



201710300161

Skagit County Auditor \$77.00
10/30/2017 Page 1 of 4 1:30PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032317

CHICAGO TITLE
U20032317

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kody Skvaril and Rachel E Skvaril, 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 Ken T. Cormier and Joelle M Cormier, a married couple

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

PARCEL A:

All that portion of Government Lot 1 of Section 22, Township 34 North, Range 2 East of the Willamette Meridian, lying Easterly of a line that is parallel with and 400 feet Easterly of, as measured at right angles, to the East line of the Snee-Oosh Road;

PARCEL B:

A non-exclusive easement for ingress, egress and utilities, over and across a 20 foot strip of land, the Southeasterly line of said strip of land being described as follows:

Beginning at the Southeast corner of Government Lot 1, Section 22, Township 34 North, Range 2 East of the Willamette Meridian;
thence West along the South line of said Lot 1 a distance of 104 feet, more or less, to the East line of the Snee-Oosh Road;
thence Northwesterly along the East line of said road 700 feet to the true point of beginning of said line;
thence Northeasterly at right angles to the East line of said road a distance of 400 feet and the end of said line;

Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P20636 / 340222-0-026-0002,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175097
OCT 30 2017

Amount Paid \$10,240.00
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 17, 2017




Kody Skvaril


Rachel E Skvaril

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Kody Skvaril and Rachel E Skvaril
is/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/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: October 25, 2017


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

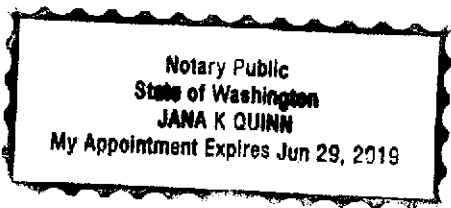


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument
Recorded: October 8, 1991
Auditor's No.: 9110080055, records of Skagit County, WA
In favor of: Carl D. Sweet
For: Ingress, egress, roadway and utilities
Affects: Northerly 20 feet of Parcel B
2. Easement, including the terms and conditions thereof, granted by instrument
Recorded: July 3, 1997
Auditor's No.: 9707030061, records of Skagit County, WA
In favor of: Puget Power, GTE Northwest, and any television/cable company
For: Electrical, telephone, television/cable and water service
Affects: Parcel B
3. Covenant with respect to the joint maintenance of roadway described as Parcel B of Schedule A herein
Recorded: July 3, 1997
Auditor's No.: 9707030061, records of Skagit County
4. Agreement, including the terms and conditions thereof, entered into
By: David M. Addie
And between: Skagit County
Recorded: December 30, 1994
Auditor's No.: 9412300127, records of Skagit County, WA
Providing: Alternative sewage system installation
5. Agreement, including the terms and conditions thereof, entered into
By: Claymon Price
And between: Cascade Septic Service
Recorded: January 23, 1998
Auditor's No.: 9801230091, records of Skagit County, WA
Providing: Servicing of home treatment plant
6. Terms and conditions of the easement set forth in Parcel B of Schedule "A".
7. Notice of property lying within 300 feet of land designated as resource lands by Skagit County
Recorded: September 28, 1998
Auditor's No.: 9809280017, records of Skagit County, WA
8. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:
Name: Survey
Recorded: April 3, 1997
Auditor's No.: 9704030061
9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:
Name: Survey
Recorded: March 19, 2013
Auditor's No.: 201303190044
10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:
Name: Survey
Recorded: December 13, 2013
Auditor's No.: 201312130069
11. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

EXHIBIT "A"

Exceptions
(continued)

Recording Date: June 9, 2017
Recording No.: 201706090141
Matters shown: Possible encroachment of a fence along the Southwesterly line of said premises and along the Easterly line of said premises

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