



201711030096

Skagit County Auditor

\$79.00

11/3/2017 Page

1 of

6 2:17PM

When recorded return to:
James B. Otstott
1118 Hilly Lane
Bow, WA 98232

Recorded at the request of:
Guardian Northwest Title
File Number: 114444

Statutory Warranty Deed

114444
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Kevin Williamson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James B. Otstott, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. of Section 8, Township 36 North, Range 3 East; (Ptn. of Tracts P4 and P5, Survey AF #9009120068)

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P47673, 360308-0-002-0013, P121832, 360308-0-002-0100

Dated 11-1-17

Kevin Williamson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175213
NOV 03 2017

Amount Paid \$17,182.00
Skagit Co. Treasurer
By *mm* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kevin Williamson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11-1-17

Printed Name: *Katie Hickok*
Notary Public in and for the State of Washington
Residing at WA
My appointment expires: 1/07/2019 3/7/20

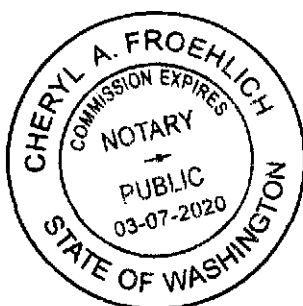


EXHIBIT A

That portion of Tracts P-4 and P-5, of that survey recorded September 12, 1990 under Skagit County Auditor's File No. 9009120068, Volume 10, Page 104 of Surveys, records of Skagit County, Washington, being a portion of Section 8, Township 36 North, Range 3 East, W.M., Skagit County, Washington, lying Northeasterly of the following described line:

Commencing at the Southeast corner of said Section 8; thence North 00 degrees 01' 47" East along the East line thereof for a distance of 2645.79 feet to the East 1/4 corner of said Section 8; thence North 00 degrees 03' 16" East continuing along said East line for a distance of 2645.36 feet to the Northeast corner of said Section 8; thence North 89 degrees 13' 20" West along the North line of said Section 8 for a distance of 2432.79 feet; thence South 02 degrees 11' 43" West for a distance of 610.44 feet; thence South 65 degrees 24' 06" West for a distance of 681.73 feet; thence North 34 degrees 35' 54" West 253.86 feet to a point along the Westerly line of said Tract "P4", said point being the true point of beginning; thence South 34 degrees 35' 54" East to a point along the Southeasterly line of said Tract "P5", said point being the termination of said line.

Exhibit B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State Division of Forestry
Recorded: January 29, 1941
Auditor's No.: 334572
Purpose: Forest Protection Road
Area Affected: The exact width and location is not disclosed of record

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Scott Paper Company
And: Norman H. Dahlstedt
Dated: August 10, 1973
Recorded: September 14, 1973
Auditor's No.: 790797
Area Affected: A 40 foot right-of-way, see document for full particulars

C. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: June 30, 1984
Recorded: July 19, 1984
Auditor's No.: 8407190064
Affects: See document for full particulars

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Paul Given, et ux, et al
Recorded: April 23, 1985
Auditor's No.: 8504230053
Purpose: Road
Area Affected: A portion of the subject property

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: April 22, 1988
Recorded: May 18, 1988
Auditor's No.: 8805180065
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: Portion of subject property – see document for particulars

F. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 21, 1989
Recorded: September 27, 1989
Auditor's No: 8909270044
Executed by: Mike Mathews, Dan Cantrell, Tom Buggia, Sheila Buggia, Richard Sievers, Jim Unruh and Anne Cantrell

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Declaration Dated: June 17, 1996 and July 10, 1996
Recorded: July 11, 1996 and July 17, 1996
Auditor's No: 9607110067 and 9607170108

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Craig & Arlene Tuttle, and Dan & Anne Cantrell
Dated: March 2, 1990
Recorded: March 6, 1990
Auditor's No: 9003060051
Purpose: Ingress, egress and utilities
Area Affected:

Twenty (20) feet in width for ingress, egress and utilities over and across an existing logging road located over the Northwest corner of the North 522 feet of the South 1322 feet of the East 330 feet of the East 1/2 of the Northeast 1/4 of Section 8, and the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 9, all in Township 36 North, Range 3 East, W.M., Skagit County, Washington.

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Craig Tuttle and Arlene Tuttle, husband and wife, their heirs, successors and/or assigns
Recorded: April 23, 1993
Auditor's No: 9304230014
Purpose: Septic system construction and maintenance
Area Affected: Over, under and across the East 330 feet of the Northeast 1/4 of Section 8, Township 36 North, Range 3 East, W.M.

I. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: September 23, 1992
Recorded: June 11, 1993
Auditor's No.: 9306110072
Affects: Said premises and other property

J. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 27, 2001
Recorded: May 25, 2001
Auditor's No: 200105250116
Executed by: President, Chuckanut Ridge Property Owners Association

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: February 17, 2011
Auditor's No.: 201102170044

K. Matters as disclosed and/or delineated by Survey(s) recorded under the following Skagit County Auditor's File Nos.: 8803160011, 9009120068, 200002250032 and 200004190067.

L. TERMS AND CONDITIONS OF RESOLUTIONS OF THE CHUCKANUT RIDGE PROPERTY OWNER'S ASSOCIATION:

Recorded: December 5, 2005
Auditor's No.: 200512050145

M. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Recorded: March 26, 1990
Auditor's No.: 9003260061
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Location: A right-of-way 70 feet in width having 35 feet of such width on each side of a centerline in the Northeast ¼ of Section 8

N. Easement including the terms and conditions thereof wherein the Grantee is Eiichi Yamashita for the right to construct, operate and maintain a water storage reservoir and pipe lines therefrom to the Pacific Highway, together with rights of ingress and egress thereto for maintenance purposes affecting a portion of the Southeast ¼ and the Northeast ¼ and Government Lots 2 and 3, of Section 8, lying East of the right-of-way of the State Highway, EXCEPT the right-of-way of the Great Northern Pacific Railway Company, as set forth in instrument recorded under Auditor's File No. 535182.

Q. Provisions and matters regarding a boundary line adjustment set forth on document recorded October 11, 2000 under Auditor's File No. 200010110128.

P. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded:	August 17, 2004
Auditor's No.:	200408170036
Regarding:	Title Notification – Development Activities On or Adjacent to Designated Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.