

When recorded return to:
Brigid McDevitt and Jeffrey Basham
7768 F and S Grade Road
Sedro Woolley, Wa. 98284



201711090062

Skagit County Auditor

\$78.00

11/9/2017 Page

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5 1:52PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032664

CHICAGO TITLE

620032664

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roxanna T. Valdovinos, a married woman as her separate property
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Brigid McDevitt and Jeffrey Basham, wife and husband

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.)

PTN NE SE, 9-35-04 AND PTN SW, 10-35-04 Tax/Map ID(s).

Tax Parcel Number(s): P36132 / 350410-3-006-0001, P36098 / 350409-4-003-0013, P36138 /
350410-3-009-0008,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175290
NOV 09 2017

Amount Paid \$ 7427.00
By *Mk* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 3, 2017

R. Valdovinos
Roxanna T. Valdovinos

Hugo Valdovinos
Hugo Valdovinos

State of FLORIDA
County of MIAMI DADE

I certify that I know or have satisfactory evidence that Roxanna T. Valdovinos and Hugo Valdovinos 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: 11/04/2017

Nereida M. Siu
Name: NEREIDA M. SIU
Notary Public in and for the State of FL
Residing at: MIAMI DADE
My appointment expires: 03/04/19

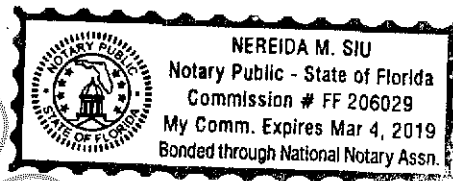


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P36132 / 350410-3-006-0001, P36098 / 350409-4-003-0013 and P36138 / 350410-3-009-0008

PARCEL "A":

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9, Township 35 North, Range 4, East, W.M., lying South of the Old Fairhaven & Southern Railway right-of-way.
EXCEPT the West 54 rods thereof, and EXCEPT County road and ditch rights-of-way.
ALSO, the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9, Township 35 North, Range 4 East, W.M..
EXCEPT the West 54 rods thereof and except that portion lying South of the hill ditch of Drainage District No. 14 and excepting County road and ditch rights-of-way.

Situate in Skagit County, Washington

PARCEL "B":

That portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 35 North, Range 4 East, W.M., lying Southerly and Southwesterly of the right-of-way of the Old Fairhaven & Southern Railway.
EXCEPT that portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ lying South of the hill ditch of Drainage District No. 14;
ALSO, EXCEPTING the following described tract:
Beginning on the South line of the Section, 1,160.7 feet East of its Southwest corner; thence North parallel with the West line of the Section to the hill ditch of Drainage District No. 14; thence Easterly and Southerly along said ditch to the South line of the Section; thence West 1,280 feet, more or less, to the place of beginning;
ALSO, EXCEPTING County road and ditch rights-of-way.

Situate in Skagit County, Washington *RN*

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Recording Date: May 25, 1935
Recording No.: 302412
Affects: Portion of the Southwest ¼ of Section 10
2. Provisions and matters regarding Boundary Line Adjustment

Recording Date: April 13, 2004
Recording No.: 200404130094
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, 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, 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 applicable law, as set forth on Survey:

Recording No: 200812020056
4. Protected Critical Area Site Plan

Recording Date: December 5, 2008
Recording No.: 200812050102
5. Development Activities On or Adjacent to Designated Natural Resource Lands

Recording Date: March 18, 2009
Recording No.: 200903180122
6. Temporary Easement between Roxanna T. Valdovinos and Skagit County

Recording Date: June 15, 2015
Recording No.: 201506150154
7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 25, 2015

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 201511250095
Matters shown: Possible encroachment of a fences onto the property to the South by
varying amounts

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