

When recorded return to:
Daniel E. Root and Margaret L. Root
28517 Bacus Rd
Sedro Woolley, WA 98284



201711160109

Skagit County Auditor \$80.00
11/16/2017 Page 1 of 7 3:27PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175390
NOV 16 2017

Amount Paid \$ 2230.⁰⁰
Skagit Co. Treasurer
By *Tom* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030448

CHICAGO TITLE
620030448

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frank P. Martin, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Daniel E. Root and Margaret L. Root, husband and wife

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

Parcel A:

Lot 1 of Skagit County Short Plat No. 96-048, recorded under Auditor's File No. 200505060139, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Parcel B:

A 60 foot easement for ingress, egress and utilities, as delineated on the face of Skagit County Short Plat No. 96-048, recorded under Auditor's File No. 200505060139, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P122985 / 350511-3-006-0200

Subject to:

STATUTORY WARRANTY DEED
(continued)

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: July 21, 2017 1115117 km

Frank P. Martin
Frank P. Martin

Kristi L. Martin
Kristi L. Martin

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Frank P. Martin + Kristi L. Martin
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: 1115117



Kellia Mayo
Name: Kellia Mayo
Notary Public in and for the State of WA
Residing at: 5000 Wood
My appointment expires: 6/19/21

EXHIBIT "A"
Exceptions

1. Reservations and/or Exceptions contained in instrument;
Recording Date: February 24, 1953
Recording No.: 359932
Affects: Said premises and other property

2. 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: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 18, 1986
Recording No.: 8611180010
Affects: Various strips of land

3. Reservations and/or Exceptions contained in instrument;
Recording Date: October 11, 1988
Recording No.: 8810110042

4. Covenants, conditions and restrictions 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 in the document
Recording Date: February 21, 1989
Recording No.: 8902210090

Said Easement was modified and partially recorded under Auditor's File No. 87643.

5. 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: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 2, 1956
Recording No.: 543693
Affects: The Southeast Quarter of the Southwest Quarter, Except the South 100 feet

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: State of Washington
Purpose: Highway slopes
Recording Date: December 10, 1975
Recording No.: 827596
Affects: A portion of the Southwest Quarter of the Southwest Quarter

EXHIBIT "A"

Exceptions
(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: State of Washington
Purpose: General highway purposes and appurtenances
Recording Date: June 22, 1976
Recording No.: 837474
Affects: Property adjacent to highway
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Barthe DeClements, a single woman
Purpose: Ingress, egress and utilities
Recording Date: March 14, 1989
Recording No.: 8903140053
Affects: Portion of Lots 1 and 2 and other property
9. Reservation contained in deed;
Recording Date: May 22, 1929
Recording No.: 223306
Affects: A portion of all lots and other property
As follows: First party reserves the right to divert or dam water from creek now flowing over the land herein conveyed and further reserves all coal and other mineral rights together with the right of entry and removal thereof
10. Reservation contained in deed;
Recording Date: November 9, 1938
Recording No.: 307327
As follows: Reserving and excepting for a county road across the said premises a strip of land 60 feet in width at such place as the county commissioners of said county may at any time hereafter establish a county road across said premises
Affects: A portion of all lots and other property
11. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Skagit County, Washington, a municipal corporation
Purpose: Permanent right to enter, use and excavate gravel from a 100 foot strip adjacent to and parallel with the West bank of Wiseman Creek; also to install a dam 2

EXHIBIT "A"

Exceptions
(continued)

feet in height across Wiseman Creek
Recording Date: September 19, 1963
Recording No.: 640982
Affects: Property adjacent to Wiseman Creek

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Noretap, a General Partnership, its successors, agents, licensees and assignees
Purpose: A non-exclusive easement for the installation, maintenance, repair and replacement of a waterline, including any and all appurtenances thereto over under and across the subject property
Recording Date: June 14, 1990
Recording No.: 9006140064
Affects: Access easement over adjacent property
14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 said Short Plat No. 96-048:

Recording No: 200505060139
15. Terms and provisions of Joint Use and Maintenance Agreement;
Recording Date: May 6, 2005
Recording No.: 200505060140
Affects: Lots 1 through 4 of Short Plat No. 96-048
16. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: October 23, 1989
Auditor's No.: 8910230016, records of Skagit County, Washington
Executed By: Noretap, a Washington general partnership
As follows: A right to use road and utility system described in said instrument together with right to convey the same

Said instrument is a re-recording of instrument (s);

EXHIBIT "A"

Exceptions
(continued)

Recorded: February 21, 1989
Auditor's File No(s): 8902210090, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: October 30, 1989 and April 16, 2002
Auditor's No(s): 8910300086 and 200204160016, records of Skagit County, Washington

17. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: November 13, 1989
Auditor's No.: 8911130023, records of Skagit County, Washington
Executed By: Noretap, a Washington general partnership

Said instrument is a re-recording of instrument (s);

Recorded: November 2, 1989
Auditor's File No(s): 8911020073, records of Skagit County, Washington

18. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: October 23, 1989
Auditor's No(s): 8910230016, records of Skagit County, Washington
Imposed By: Noretap Maintenance Corp.

Said instrument is a re-recording of instrument (s);

Recorded: February 21, 1989
Auditor's File No(s): 8902210090, records of Skagit County, Washington

19. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: December 15, 2005
Recording No.: 200512150101

and Re-Recording Date: December 21, 2005
and Re-Recording No.: 200512210009

20. Protected Critical Area Site Plan, including the terms, covenants and provisions thereof;

Recording Date: January 16, 2013
Recording No.: 201301160089

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

EXHIBIT "A"

Exceptions
(continued)

22. Dues, charges, and assessments, if any, levied by Noretap Maintenance Corporation.
23. Dues, charges, and assessments, if any, levied by Bacus Hill Water Corporation.