



201711200187

Skagit County Auditor \$78.00
11/20/2017 Page 1 of 5 3:57PM

When recorded return to:
Jami Belieu and Darren Otter
32690 South Skagit Highway
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031723

CHICAGO TITLE
620031723

STATUTORY WARRANTY DEED

THE GRANTOR(S) George W. Alvarez, 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 Jami Belieu and Darren Otter, a married couple

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.)

Lot(s): PTN LOT 1 Unit(S): SKAGIT COUNTY SHORT PLAT NO. 161-79 AND PTN GOV LOT
8, 21-35-06

Tax Parcel Number(s): P41764/350621-4-016-0000

Subject to:

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


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

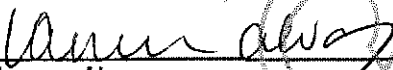
20175453
NOV 20 2017

Amount Paid \$ 17,748.00
Skagit Co. Treasurer
By *ADM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 14, 2017



George W. Alvarez


Lauren Alvarez

State of Washington
County of King

I certify that I know or have satisfactory evidence that George W. Alvarez and Lauren Alvarez
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: November 15, 2017


Name: DEBORAH I. BOSTON
Notary Public in and for the State of Washington
Residing at: Remder
My appointment expires: 10/12/19

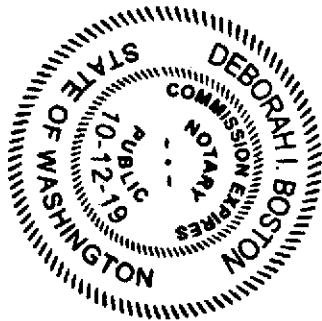


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41764/350621-4-016-0000

That portion of Government Lot 8, Section 21, Township 35 North, Range 6 East of the Willamette Meridian, lying Southerly of the South Skagit Highway, as it now exists;

EXCEPT any portion thereof conveyed to Skagit County for road purposes, by deed dated March 6, 1962, and recorded March 6, 1962, under Auditor's File No. 618750, records of Skagit County, Washington.

AND EXCEPT that portion described as follows:

Commencing at the Southeast corner of said Government Lot 8;
Thence North 00 degrees 47'32" East along the East line thereof, a distance of 299.01 feet to the TRUE POINT OF BEGINNING of this description;
Thence North 12 degrees 06'44" West, a distance of 221.21 feet to the South line of the South Skagit Highway;
Thence North 83 degrees 04'34" East along said South line, a distance of 49.85 feet to the East line of said Government Lot 8;
Thence South 00 degrees 47'32" West along said East line, a distance of 222.31 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of Lot 1, SKAGIT COUNTY SHORT PLAT NO. 161-79, approved March 28, 1980, and recorded March 28, 1980, in Volume 4 of Short Plats, page 57, under Auditor's File No. 8003280008, records of Skagit County, Washington; being a portion of Government Lot 9 of Section 21, Township 35 North, Range 6 East of the Willamette Meridian., more particularly described as follows:

Beginning at the Southwest corner of said Lot 1;
Thence North 00 degrees 47'32" East along the West line of said Lot 1, a distance of 299.10 feet;
Thence South 51 degrees 39'15" East, a distance of 46.33 feet;
Thence South 08 degrees 30'53" West, a distance of 273.34 feet to the point of beginning

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 30, 1937
Auditor's No.: 288262, records of Skagit County, Washington
In favor of: State Division of Forestry
For: Road for forest protection purposes only
Affects: Exact location undeterminable

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 29, 1979
Auditor's No.: 7905290006, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

Being located on the above described property beginning at a point on the North line that is a distance of approximately 333 feet West of the Northeast corner thereof;
Thence at an approximate bearing of South 21° East a distance of approximately 159 feet;
Thence at an approximate bearing of South 01° East a distance of approximately 230 feet to its terminus.

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 15, 1991
Auditor's No(s): 9101150009, records of Skagit County, Washington
For: Strip of land, 30 feet in width, for ingress, egress and utilities
Affects: Lots 1 through 4 in said Short Plat

Note: Exact location and extent of easement is undisclosed of record.

4. 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 SKAGIT COUNTY SHORT PLAT 161-79:

Recording No: 8003280008

5. 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

EXHIBIT "B"

Exceptions
(continued)

SURVEY:

Recording No.: 200608070081

6. Boundary Line Adjustment Quit Claim Deeds including the terms, covenants and provisions thereof
Recording Date: December 30, 2008
Recording No.: 200812300147 and 200812300148
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 4, 2014
Recording No.: 201408040086
Affects: Portion of said premises
8. City, county or local improvement district assessments, if any.