

When recorded return to:
Julia Phillip and Roger Phillip
17366 Allen Road
Bow, WA 98232



201712040145

Skagit County Auditor

\$77.00

12/4/2017 Page

1 of

4 11:45AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032824

CHICAGO TITLE

620032824

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elizabeth S Zebold, an unmarried woman, and Dave Bale, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Roger A Phillip and Julia A Phillip, husband and wife, and Wayne J Schneider, a married person, as his separate estate

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

That portion of the South Half of the Southwest Quarter of Section 12, Township 35 North, Range 3 East of the Willamette Meridian, lying Easterly of the Burlington Northern Railroad and Westerly of the Pearson Road, described as follows:

Commencing at the South One Quarter corner of said Section 12;
thence North 88°58'42" West along the South line of said section a distance of 1339.08 feet to the East line of said Burlington Northern Railroad;
thence North 26°01'42" West along the said East line of the Burlington Northern Railroad a distance of 956.39 feet to the true point of beginning;
thence continue North 26°01'42" West a distance of 272.93 feet;
thence South 88°48'40" East a distance of 910.00 feet, more or less, to the West boundary of said Pearson Road;
thence Southeasterly along said Pearson Road a distance of 273.00 feet, more or less, to the intersection with a line bearing South 88°58'52" East from the true point of beginning;
thence North 88°58'42" West a distance of 907.00 feet, more or less, to the true point of beginning;

EXCEPT that portion thereof, if any, lying within the South 852.08 feet of said subdivision.

Situated in Skagit County, Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175637

WA-CT-FIN-0025062204-620032824

DEC 04 2017

Amount Paid \$ 6680.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED

(continued)

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

Tax Parcel Number(s): P90026 / 350312-3-004-0804

Subject to:

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

Dated: November 29, 2017

Elizabeth S Zebert
Elizabeth S Zebert

Dave Bale
Dave Bale

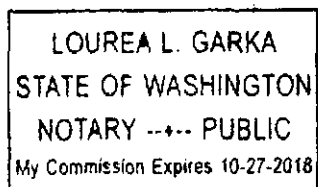
State of WA

County of Snohomish

I certify that I know or have satisfactory evidence that

Dave Bale
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: November 30, 2017



Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: ARLINGTON
My appointment expires: 10/27/2018

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Elizabeth S Zehold
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: December 1, 2017

Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 19, 1947
Auditor's No(s): 404591, records of Skagit County, Washington
In favor of: Abe Landaas and Burl Wiles
For: Easement for the construction and maintenance of a water pipe line
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 18, 1954
Auditor's No(s): 505367, records of Skagit County, Washington
In favor of: Trans Mountain Oil Pipe Line Corporation
For: Easement for oil pipe line, etc.
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
3. Terms, conditions, and restrictions of that instrument entitled Title Notification development Activities on/or Adjacent to Designated Natural Resource Lands;
Recorded: August 22, 2001
Auditor's No(s): 200108220105, records of Skagit County, Washington
4. Terms, conditions, and restrictions of that instrument entitled Aerobic Treatment Unit Service Agreement;
Recorded: January 9, 2002
Auditor's No(s): 200201090089, records of Skagit County, Washington
5. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: February 1, 2002
Auditor's No(s): 200202010134, records of Skagit County, Washington
6. Notice re: Bylaws and Service Area

Recording Date: November 16, 2009
Recording No.: 200911160063
7. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.