

When recorded return to:
Andrew Winn and Ravin Winn
806 38th Street
Bellingham, WA 98229



201712150085

Skagit County Auditor \$79.00
12/15/2017 Page 1 of 6 1:56PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032954

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 5808
DEC 15 2017

Amount Paid \$ 576.80
Skagit Co. Treasurer
By *[Signature]* Deputy

CHICAGO TITLE
020032954

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian Farrell and Denise Farrell, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Andrew Winn and Ravin Winn, a married couple

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

Lot 2, SKAGIT COUNTY SHORT PLAT NO. 95-040, approved January 8, 1997 and recorded January 10, 1997 in Volume 12 of Short Plats, pages 178 to 180, under Auditor's File No. 9701100062, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P111113 / 360335-3-008-0700, P111111 / 360335-3-008-0600,

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: December 5, 2017

Brian Farrell
Brian Farrell
Denise Farrell
Denise Farrell

State of California
County of Ventura

I certify that I know or have satisfactory evidence that

Brian Farrell and Denise Farrell
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: 12/13/17

L. A. Biscaldi
Name: L. A. Biscaldi
Notary Public in and for the State of CA
Residing at: L. A. County, California
My appointment expires: 2/23/21



EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: Wade B. McCoy et al
Recording No.: 327131

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

Granted to: Blanchard-Edison Water Association
Purpose: Right to lay, maintain, etc. a pipe or pipes, line or lines, for the transportation of water, with right of ingress or egress to and from same
Recording Date: June 20, 1957
Recording No.: 552781 and 552796
Affects: Exact location not disclosed of record

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

Granted to: Blanchard Edison Water Association
Purpose: Right to construct, maintain, etc., improve, and repair an access road to the proposed water reservoir site of the grantee, with right of ingress or egress to and from the same
Recording Date: June 25, 1957
Recording No.: 553003

4. 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 27, 1957
Recording No.: 558965

5. Easement(s) and agreement for the purpose(s) shown below and rights incidental thereto, as granted in a document and including the terms and conditions thereof:

Granted to: Frank L. Teachman et al
Purpose: Ingress, egress and road purposes
Recording Date: April 26, 1968
Recording No.: 713026

EXHIBIT "A"

Exceptions (continued)

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

Granted to: Michael B. Blade and Vicki H. Blade
Purpose: Septic line and drainfield
Recording Date: August 4, 1993
Recording No.: 9308040097
Affects: A portion of said premises

7. On Site Sewage System and the terms and conditions thereof

Recording Date: October 10, 1986
Recording No.: 8610100019

8. 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 SKAGIT COUNTY SHORT PLAT NO. 95-040:

Recording No: 9701100062

9. Road Construction and Maintenance Agreement and the terms and conditions thereof

Recording Date: January 10, 1997
Recording No.: 9701100065

10. 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: 200003280119

11. Lot of Record Certification and the terms and conditions thereof:

Recording Date: September 19, 2017
Recording No.: 201709190048

12. The Land has been classified as Open Space Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the

EXHIBIT "A"

Exceptions (continued)

present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: January 31, 2001
Recording No.: 200101310143

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Blanchard-Edison Water Association.

LEGAL DESCRIPTION

Order No.: 620032954

For APN/Parcel ID(s): P111113 / 360335-3-008-0700 and P111111 / 360335-3-008-0600

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