

When recorded return to:
Stephen X. Anderson and Connie M. Anderson
20655 Prairie Road
Sedro Woolley, WA 98284



Skagit County Auditor
12/19/2017 Page 1 of \$78.00
5 11:41AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032659

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ervin R. Bistodeau and Libby Bistodeau, 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 Stephen X. Anderson and Connie M. Anderson, husband and
wife

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 TRACTS A & B SKAGIT COUNTY SHORT PLAT NO. 8-75

Tax Parcel Number(s): P50566 / 360433-1-009-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175860
DEC 19 2017

Amount Paid \$ 7837.⁰⁰
Skagit Co. Treasurer
By *Mmm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 18, 2017

Ervin R. Bistodeau
Ervin R. Bistodeau

Libby Bistodeau
Libby Bistodeau

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ervin Bistodeau and Libby Bistodeau 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: December 19, 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"
Legal Description

For APN/Parcel ID(s): P50566 / 360433-1-009-0004

Tract A, SKAGIT COUNTY SHORT PLAT NO. 8-75, approved March 18, 1975, and recorded in Volume 1 of Short Plats, page 26, Auditor's File No. 814857, records of Skagit County, Washington, located in Section 33, Township 36 North, Range 4 East of the Willamette Meridian.

EXCEPT that portion of said Tract A described as follows:

Beginning at the Southeast corner of Tract A of said SKAGIT COUNTY SHORT PLAT NO. 8-75;
Thence Northerly along the East line of said Tract A along a curve to the left having a radius of 929.93 feet and a central angle of 1 degree 13'56", an arc length of 20.00 feet;
Thence South 78 degrees 27' West, departing from said Easterly property line, a distance of 151.00 feet;
Thence South 84 degrees 14'01" West, a distance of 140.54 feet to a point on the South line of said Tract A, which point bears North 83 degrees 11' West, a distance of 109.00 feet, from the most Southerly corner of said Tract A;
Thence Easterly along the South line of said Tract A on the following courses and distances: South 83 degrees 11' East, a distance of 109.00 feet;
Thence North 78 degrees 19' East, a distance of 190.58 feet to the Point of Beginning.

TOGETHER WITH that portion of Tract B, SKAGIT COUNTY SHORT PLAT NO. 8-75, approved March 18, 1975, and recorded in Volume 1 of Short Plats, page 26, Auditor's File No. 814857, records of Skagit County, Washington, described as follows:

Commencing at the Northeast corner of Tract B, thence South 78 degrees 19' West along the North line of said Tract B, a distance of 190.58 feet;
Thence North 83 degrees 11' West along the North line of said Tract B, a distance 109.00 feet to the True Point of Beginning of this property description;
Thence continuing North 83 degrees 11' West along the North line of said Tract B, a distance of 23.00 feet, more or less, to the Easterly line of the Samish River;
Thence South 16 degrees 27'24" West along the Easterly line of the Samish River, a distance of 5.41 feet, more or less;
Thence North 84 degrees 14'01" East, a distance of 24.49.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Reservations contained in Deed

Recording Date: November 28, 1911
Recording No.: 87773

As Follows:

Reserving to the grantor all the rights it now possesses o drive shingle bolts down the Samish River past said land and also reserving all merchantable timber on said land, together with the right to enter upon the land and remove said timber without unnecessary injury to improvement that may be made.

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: June 16, 1945
Recording No.: 381153

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 SKAGIT COUNTY SHORT PLAT NO. 8-75:

Recording No: 814857

4. Record of Survey

Recording Date: April 2, 2002
Recording No.: 200204020030

5. Title Notification Development Activities On or Adjacent to Designated Natural Resources Lands including the terms, covenants and provisions thereof

Recording Date: August 23, 2004
Recording No.: 200408230156

6. Low Flow Mitigation Summary including the terms, covenants and provisions thereof

Recording Date: August 23, 2004
Recording No.: 200408230155

EXHIBIT "B"
Exceptions
(continued)

7. Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: February 17, 2017
Recording No.: 201702170094
Affects: Said premises and other property
8. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof
Recording Date: May 2, 2017
Recording No.: 201705020020
9. Record of Survey
Recording Date: May 2, 2017
Recording No.: 201705030025
10. 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.
11. City, county or local improvement district assessments, if any.